

Unit 1103 - Jade Ocean

1103 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11669214
 Status: Active
 Size: 858 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,525,000
 List PPSF: \$1,777
 Valuated Price: \$1,164,000
 Valuated PPSF: \$1,357

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 256
 Number of active listings for rent: 15
 Number of active listings for sale: 18
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

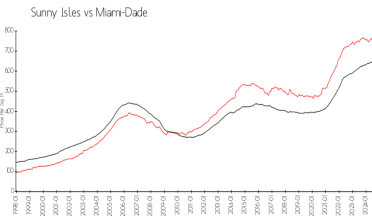
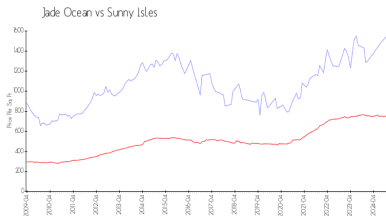
Building Association Information

Jade Ocean Condo Association
 (305) 956-7000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3304	1,933 sq ft	Feb 2025	\$2,850,000	\$1,474
2701	2,485 sq ft	Dec 2024	\$3,600,000	\$1,449
901	1,956 sq ft	Nov 2024	\$2,390,000	\$1,222
3301	2,485 sq ft	Aug 2024	\$3,700,000	\$1,489
3406	1,487 sq ft	Aug 2024	\$2,350,000	\$1,580

Market Information



Jade Ocean: \$1536/sq. ft.
 Sunny Isles: \$742/sq. ft.
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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Jade Ocean: 7%
 Sunny Isles: 7%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Jade Ocean: 121 days
 Sunny Isles: 116 days
 Miami-Dade: 91 days

