

# Unit 3504 - Jade Beach

3504 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11673446  
 Status: Active  
 Size: 1,927 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available  
 View:  
 List Price: \$2,899,950  
 List PPSF: \$1,505  
 Valuated Price: \$2,788,000  
 Valuated PPSF: \$1,447

*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: 248  
 Number of active listings for rent: 15  
 Number of active listings for sale: 20  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

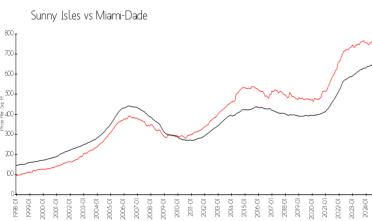
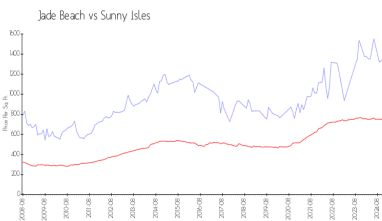
## Building Association Information

Jade Beach Condominium Association Inc  
 (305) 354-0660

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1105	1,927 sq ft	Dec 2024	\$2,200,000	\$1,142
4705	4,141 sq ft	Oct 2024	\$4,225,000	\$1,020
3607	1,479 sq ft	Sep 2024	\$2,100,000	\$1,420
1103	862 sq ft	Jun 2024	\$1,225,000	\$1,421
2504	2,436 sq ft	Jun 2024	\$2,700,000	\$1,108
902	1,110 sq ft	Jun 2024	\$1,500,000	\$1,351

## Market Information



Jade Beach: \$1359/sq. ft.      Sunny Isles: \$742/sq. ft.  
 Sunny Isles: \$742/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Jade Beach: 8%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Jade Beach: 75 days  
 Sunny Isles: 116 days

Miami-Dade

90 days