

Unit 2708 - Jade Ocean

2708 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11683029
 Status: Active
 Size: 2,485 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Valet Parking

View:
 List Price: \$4,300,000
 List PPSF: \$1,730
 Valuated Price: \$3,701,000
 Valuated PPSF: \$1,489

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: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

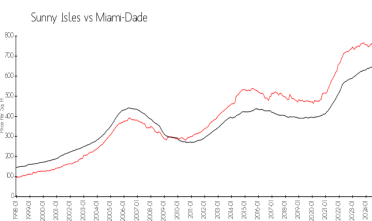
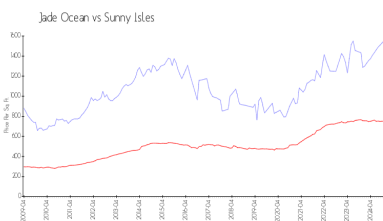
Building Association Information

Jade Ocean Condo Association
 (305) 956-7000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
4308	2,485 sq ft	Jun 2024	\$3,200,000	\$1,288

Market Information



Jade Ocean: \$1536/sq. ft. Sunny Isles: \$742/sq. ft.
 Sunny Isles: \$742/sq. ft. 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: 111 days
 Sunny Isles: 116 days



Miami-Dade

90 days