

# Unit 1503 - Jade Signature

1503 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11692303
Status:	Active
Size:	2,496 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$4,295,000
List PPSF:	\$1,721
Valuated Price:	\$3,639,000
Valuated PPSF:	\$1,458

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:	191
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	6%
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:	1

## Building Association Information

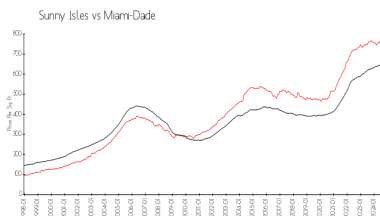
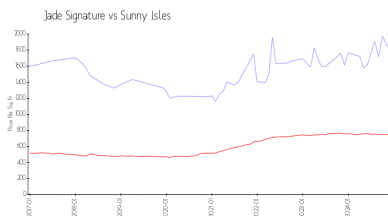
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

<https://web.kw-ic.com/jadesignature/Home.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	2,980 sq ft	Oct 2024	\$4,975,000	\$1,669
2803	2,511 sq ft	Sep 2024	\$4,025,000	\$1,603
4605	2,639 sq ft	Sep 2024	\$4,400,000	\$1,667
1702	1,704 sq ft	Aug 2024	\$2,980,000	\$1,749
3903	2,643 sq ft	Jun 2024	\$4,000,000	\$1,513

## Market Information



Jade Signature:	\$1782/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Jade Signature	7%
Sunny Isles	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months



Jade Signature  
Sunny Isles  
Miami-Dade

381 days  
116 days  
90 days