

Unit 1805 - Jade Beach

1805 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11776150
 Status: Active Under Contract
 Size: 1,927 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$2,600,000
 List PPSF: \$1,349
 Valuated Price: \$2,237,000
 Valuated PPSF: \$1,161

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: 16
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

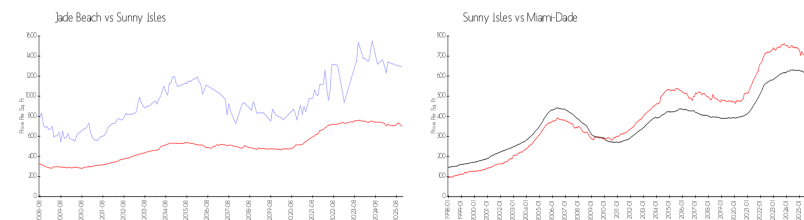
Jade Beach Condominium Association Inc
 (305) 354-0660

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	1,927 sq ft	Nov 2025	\$2,150,000	\$1,116
4305 Duplex	4,141 sq ft	Jul 2025	\$4,200,000	\$1,014
1808	1,863 sq ft	Mar 2025	\$2,250,000	\$1,208
4107	1,479 sq ft	Feb 2025	\$2,060,000	\$1,393
1105	1,927 sq ft	Dec 2024	\$2,200,000	\$1,142

Market Information



Jade Beach:	\$1291/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Jade Beach	6%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Built in 2008 - 248 units - 50 floors

Jade Beach
Sunny Isles
Miami-Dade

102 days
113 days
77 days