

# Unit 2304 - Jade Ocean

2304 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11815991
Status:	Active
Size:	1,933 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,995,000
List PPSF:	\$1,549
Valuated Price:	\$2,143,000
Valuated PPSF:	\$1,109

*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:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

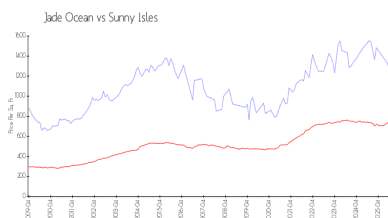
Jade Ocean Condo Association  
(305) 956-7000

<https://>

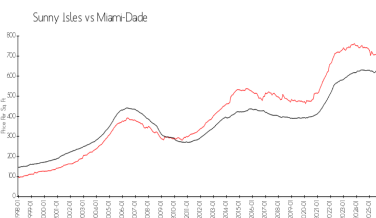
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	1,933 sq ft	Dec 2025	\$2,450,000	\$1,267
1205	1,933 sq ft	Nov 2025	\$2,700,000	\$1,397
1404	1,933 sq ft	Nov 2025	\$2,650,000	\$1,371
2606	858 sq ft	Nov 2025	\$1,240,000	\$1,445
3701	2,485 sq ft	Sep 2025	\$3,700,000	\$1,489
803	858 sq ft	Sep 2025	\$900,000	\$1,049

## Market Information



Jade Ocean: \$1229/sq. ft.  
Sunny Isles: \$702/sq. ft.



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

## Inventory for Sale

Jade Ocean	7%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Jade Ocean	122 days
Sunny Isles	113 days
Miami-Dade	77 days