

Unit 2203 - Jade Signature

2203 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11919292
Status:	Active
Size:	2,496 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,850,000
List PPSF:	\$1,943
Valuated Price:	\$3,767,000
Valuated PPSF:	\$1,509

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:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

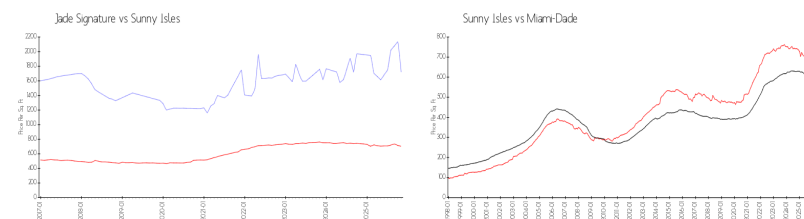
Jade Signature
16901 Collins Ave
Sunny Isles Beach FL33160
Building Management: 1-786-422-9847

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4005	3,795 sq ft	Nov 2025	\$6,850,000	\$1,805
2702	2,913 sq ft	Oct 2025	\$4,900,000	\$1,682
5103	5,689 sq ft	Aug 2025	\$14,820,000	\$2,605
2703	2,511 sq ft	Jul 2025	\$4,050,000	\$1,613
PH5603	11,661 sq ft	May 2025	\$28,641,500	\$2,456
3003	2,511 sq ft	May 2025	\$4,000,000	\$1,593

Market Information

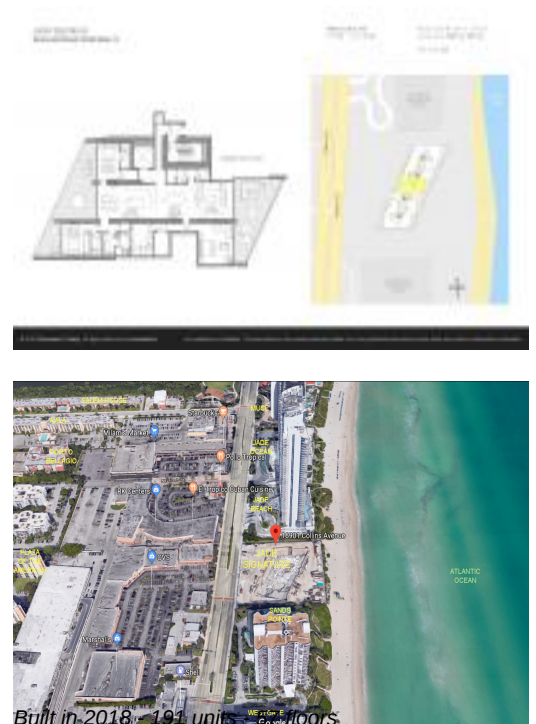


Jade Signature: \$1721/sq. ft.
Sunny Isles: \$702/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Jade Signature	5%
Sunny Isles	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Jade Signature	136 days
Sunny Isles	113 days
Miami-Dade	77 days