

# Unit 1204 - Jade Beach

1204 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11927075
Status:	Active
Size:	1,927 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$2,585,000
List PPSF:	\$1,341
Valuated Price:	\$2,108,000
Valuated PPSF:	\$1,094

*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

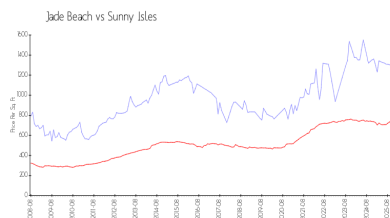
Jade Beach Condominium Association Inc  
(305) 354-0660

<https://>

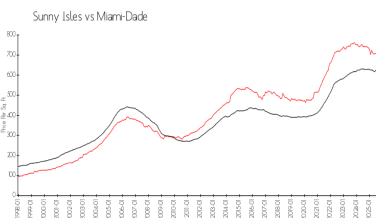
## Recent Sales

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	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Jade Beach	98 days
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Built in 2008 - 248 units - 50 floors

Sunny Isles  
Miami-Dade

113 days  
77 days