

# Unit 5103 - Jade Signature

5103 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11520101
Status:	Active
Size:	5,689 Sq ft.
Bedrooms:	5
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$17,400,000
List PPSF:	\$3,059
Valuated Price:	\$12,611,000
Valuated PPSF:	\$2,217

*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:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

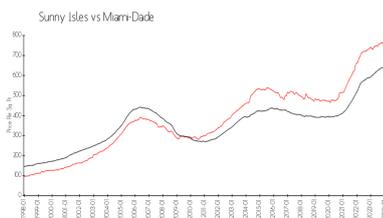
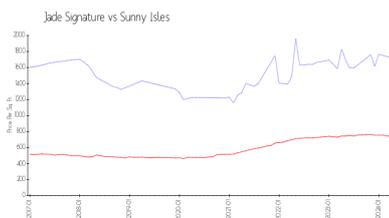
Jade Signature  
 16901 Collins Ave  
 Sunny Isles Beach FL33160  
 Building Management: 1-786-422-9847

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2805	2,937 sq ft	Apr 2024	\$4,500,000	\$1,532
1802	1,704 sq ft	Apr 2024	\$2,840,000	\$1,667
1902	1,704 sq ft	Jan 2024	\$2,922,000	\$1,715
4301	4,361 sq ft	Jan 2024	\$8,000,000	\$1,834
2101	2,980 sq ft	Dec 2023	\$4,600,000	\$1,544

## Market Information



Jade Signature:	\$1722/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Jade Signature	8%
Sunny Isles	5%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Jade Signature

241 days

Sunny Isles

113 days

Miami-Dade

81 days