

# Unit 902 - Jade Signature

902 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11534872
Status:	Active
Size:	0 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$3,200,000
Valuated Price:	\$2,279,000
Valuated PPSF:	\$1,337

*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:	16
Building inventory for sale:	8%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

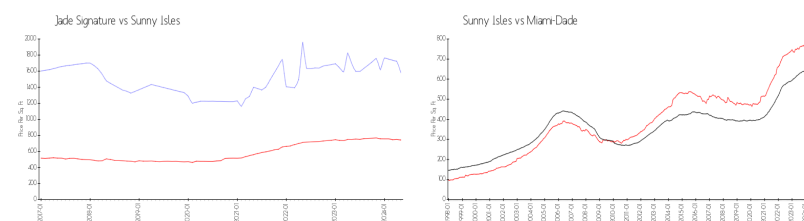
Jade Signature  
16901 Collins Ave  
Sunny Isles Beach FL33160  
Building Management: 1-786-422-9847

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4305	2,639 sq ft	May 2024	\$4,500,000	\$1,705
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

## Market Information



Jade Signature: \$1578/sq. ft.  
Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Jade Signature	8%
Sunny Isles	5%
Miami-Dade	3%



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

Jade Signature	246 days
Sunny Isles	115 days
Miami-Dade	81 days