

Unit 2608 - Jade Ocean

2608 - 17121 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11545936
 Status: Active
 Size: 1,956 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Valet Parking
 View:
 List Price: \$3,325,000
 List PPSF: \$1,700
 Valuated Price: \$3,017,000
 Valuated PPSF: \$1,542

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: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

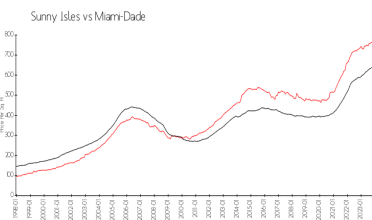
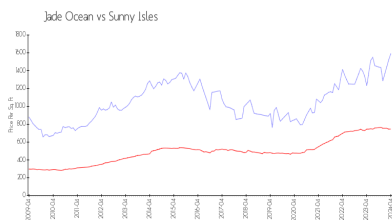
Building Association Information

Jade Ocean Condo Association
 (305) 956-7000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	1,956 sq ft	Apr 2024	\$2,650,000	\$1,355
4408	4,677 sq ft	Apr 2024	\$3,850,000	\$823
1907	1,161 sq ft	Apr 2024	\$1,600,000	\$1,378
4304	1,933 sq ft	Dec 2023	\$2,750,000	\$1,423
3403	1,487 sq ft	Nov 2023	\$2,080,000	\$1,399
1505	1,933 sq ft	Nov 2023	\$2,600,000	\$1,345

Market Information



Jade Ocean: \$1593/sq. ft.
 Sunny Isles: \$746/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Jade Ocean: 3%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Jade Ocean	121 days
Sunny Isles	113 days
Miami-Dade	81 days