

# Unit 3804 - Jade Beach

3804 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11562245
Status:	Active
Size:	1,927 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Bay,Ocean View,Direct Ocean
Rental Price:	\$12,200
List PPSF:	\$6
Valuated Price:	\$2,806,000
Valuated PPSF:	\$1,456

*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.*

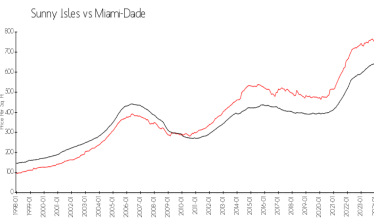
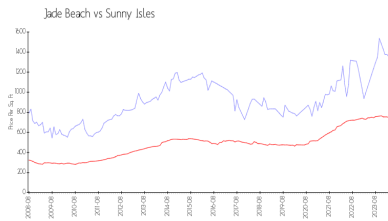
## Building Information

Number of units:	248
Number of active listings for rent:	15
Number of active listings for sale:	15
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

Jade Beach Condominium Association Inc  
(305) 354-0660

## Market Information



Jade Beach:	\$1320/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Jade Beach	6%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Jade Beach	174 days
Sunny Isles	114 days
Miami-Dade	81 days

