

Unit 706 - Ocean Four

706 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11537829
Status:	Active
Size:	1,301 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$979,000
List PPSF:	\$752
Valuated Price:	\$853,000
Valuated PPSF:	\$656

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:	281
Number of active listings for rent:	15
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

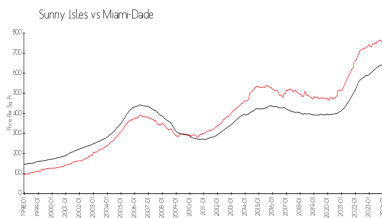
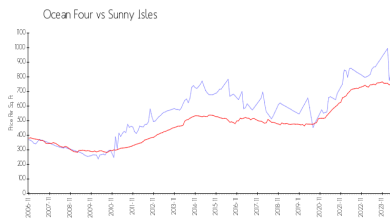
Building Association Information

Ocean Four Condominium Association, Inc
(305) 992-7933

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3805	3,018 sq ft	May 2024	\$2,325,000	\$770
3101	2,755 sq ft	Mar 2024	\$2,650,000	\$962
708	1,583 sq ft	Feb 2024	\$1,425,000	\$900
1903	1,644 sq ft	Oct 2023	\$1,250,000	\$760
4001	2,755 sq ft	Jul 2023	\$2,822,500	\$1,025
1101	2,755 sq ft	Jul 2023	\$2,380,000	\$864
906	1,301 sq ft	Jul 2023	\$820,000	\$630

Market Information



Ocean Four: \$823/sq. ft.
Sunny Isles: \$746/sq. ft.

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

Inventory for Sale

Ocean Four	2%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Ocean Four	182 days
Sunny Isles	113 days
Miami-Dade	81 days