

Unit 1604 - Ocean Four

1604 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11489436
Status:	Active
Size:	1,886 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	
List Price:	\$1,620,000
List PPSF:	\$859
Valuated Price:	\$1,229,000
Valuated PPSF:	\$652

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:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

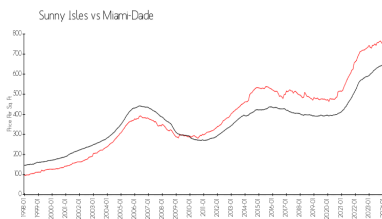
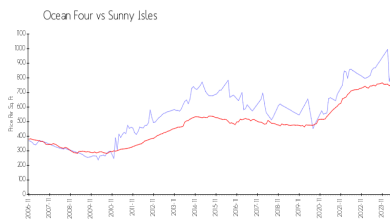
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

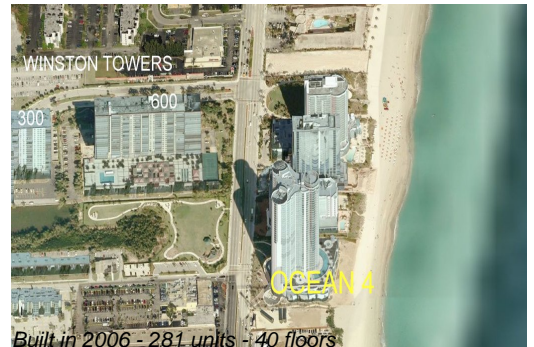


Ocean Four:	\$823/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Ocean Four
Sunny Isles
Miami-Dade

190 days
113 days
81 days