

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

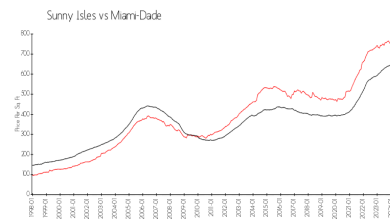
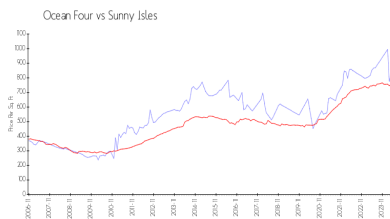
## Building Association Information

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