

# Unit 3305 - Ocean Four

3305 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11625305
Status:	Active
Size:	3,018 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$2,650,000
List PPSF:	\$878
Valuated Price:	\$2,865,000
Valuated PPSF:	\$949

*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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

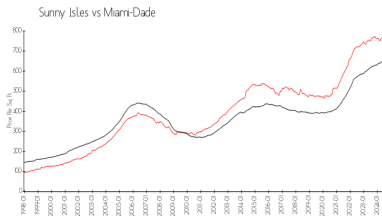
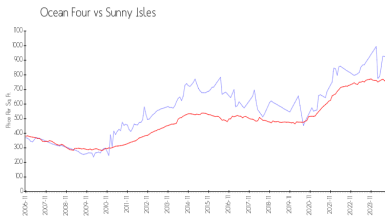
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3301	2,755 sq ft	Oct 2024	\$2,700,000	\$980
1201	2,755 sq ft	Jun 2024	\$2,625,000	\$953
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

## Market Information



Ocean Four:	\$920/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Ocean Four	4%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ocean Four	62 days
Sunny Isles	111 days
Miami-Dade	86 days

