

# Unit 1408 - Ocean Four

1408 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11635300  
 Status: Active  
 Size: 1,583 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,395,000  
 List PPSF: \$881  
 Valuated Price: \$1,413,000  
 Valuated PPSF: \$893

*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

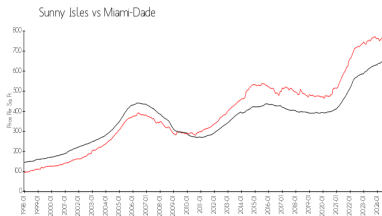
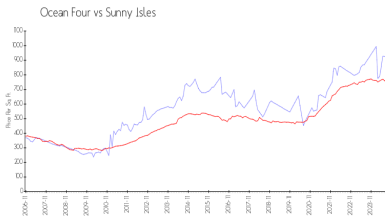
## Building Association Information

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: 112 days  
 Miami-Dade: 86 days

