

Unit 809 - Ocean Four

809 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11647479
 Status: Active Under Contract
 Size: 1,301 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$949,000
 List PPSF: \$729
 Valuated Price: \$896,000
 Valuated PPSF: \$689

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: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

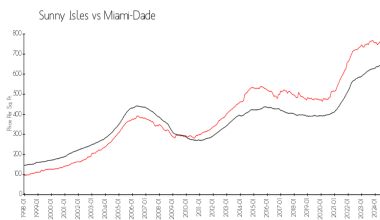
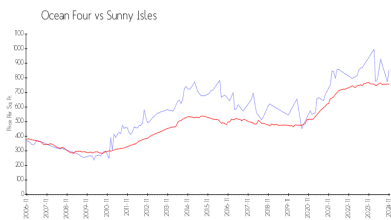
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2507	1,886 sq ft	Dec 2024	\$1,625,000	\$862
3707	1,886 sq ft	Dec 2024	\$1,500,000	\$795
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

Market Information



Ocean Four:	\$855/sq. ft.	Sunny Isles:	\$755/sq. ft.
Sunny Isles:	\$755/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Ocean Four: 3%
 Sunny Isles: 7%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Ocean Four: 80 days
 Sunny Isles: 114 days
 Miami-Dade: 89 days

