

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

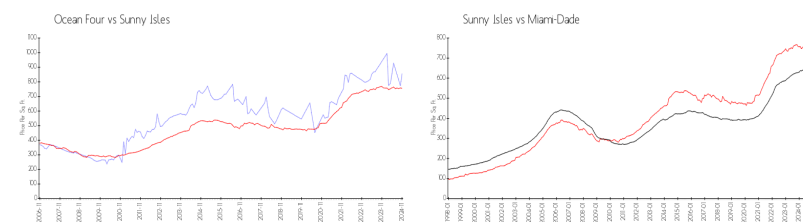
Building Association Information

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

