

Unit 3501 - Ocean Four

3501 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11686754
 Status: Active
 Size: 2,755 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,850,000
 List PPSF: \$1,034
 Valuated Price: \$3,274,000
 Valuated PPSF: \$1,188

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: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

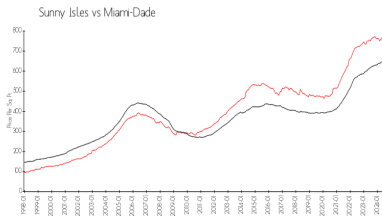
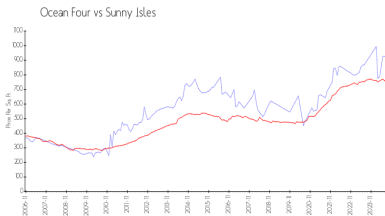
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
3101	2,755 sq ft	Mar 2024	\$2,650,000	\$962

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: 83 days
 Sunny Isles: 113 days
 Miami-Dade: 87 days

