

# Unit 2305 - Ocean Four

2305 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11693013  
 Status: Active  
 Size: 1,583 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces,Assigned Parking,Valet Parking  
 View: Ocean View,Other View  
 Rental Price: \$6,300  
 List PPSF: \$4  
 Valuated Price: \$1,576,000  
 Valuated PPSF: \$996

*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.*

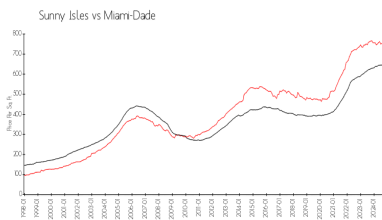
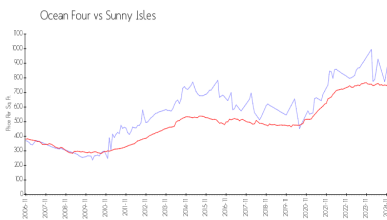
## Building Information

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

## Market Information



Ocean Four:	\$901/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Ocean Four: 3%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Ocean Four: 80 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

