

# Unit 509 - Ocean Four

509 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11827032
Status:	Active
Size:	1,301 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$934,000
List PPSF:	\$718
Valuated Price:	\$943,000
Valuated PPSF:	\$725

*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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

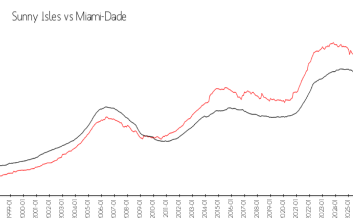
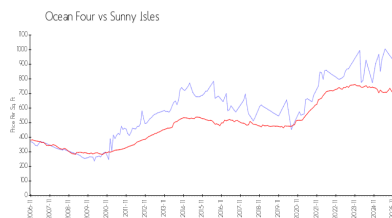
Ocean Four Condominium Association, Inc  
(305) 992-7933

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	1,886 sq ft	Jun 2025	\$1,500,000	\$795
1506	1,301 sq ft	Apr 2025	\$1,050,000	\$807
1408	1,583 sq ft	Mar 2025	\$1,280,000	\$809
1505	1,583 sq ft	Feb 2025	\$1,320,000	\$834

## Market Information



Ocean Four:	\$928/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Ocean Four	83 days
Sunny Isles	113 days



