

Unit 706 - Ocean Four

706 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11877354
Status:	Active
Size:	1,301 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$943,000
List PPSF:	\$725
Valuated Price:	\$962,000
Valuated PPSF:	\$739

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:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

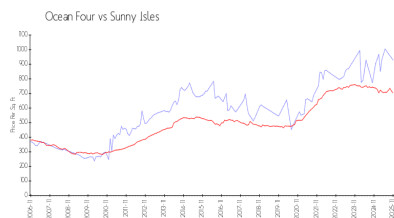
Ocean Four Condominium Association, Inc
(305) 992-7933

<https://>

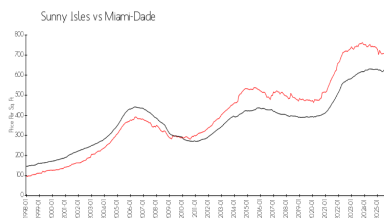
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1405	1,583 sq ft	Dec 2025	\$1,350,000	\$853
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	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ocean Four	97 days
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Sunny Isles
Miami-Dade

113 days
77 days