

# Unit 1107 - Ocean Four

1107 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| MLS Number:     | A11890816                                                          |
| Status:         | Active                                                             |
| Size:           | 1,886 Sq ft.                                                       |
| Bedrooms:       | 2                                                                  |
| Full Bathrooms: | 2                                                                  |
| Half Bathrooms: | 1                                                                  |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking,Valet Parking |
| View:           |                                                                    |
| List Price:     | \$1,799,900                                                        |
| List PPSF:      | \$954                                                              |
| Valuated Price: | \$1,319,000                                                        |
| Valuated PPSF:  | \$699                                                              |

*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

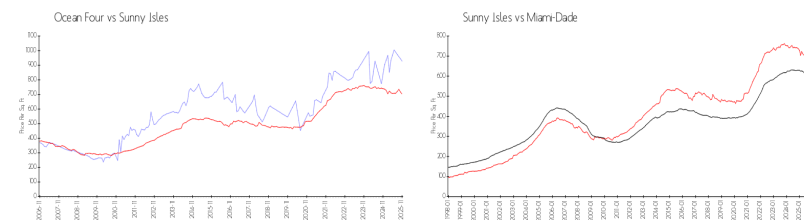
Ocean Four Condominium Association, Inc  
(305) 992-7933

<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

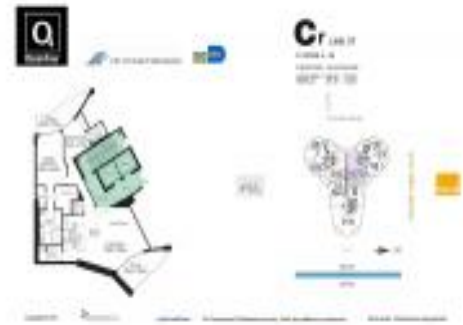


|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Ocean Four:  | \$928/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles: | \$702/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Ocean Four  | 3% |
| Sunny Isles | 6% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months



Ocean Four  
Sunny Isles  
Miami-Dade

97 days  
113 days  
77 days