

Unit 1201 - Ocean Four

1201 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: F10409460
 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: Ocean View,Direct Ocean
 List Price: \$2,799,000
 List PPSF: \$1,016
 Valuated Price: \$2,330,000
 Valuated PPSF: \$846

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

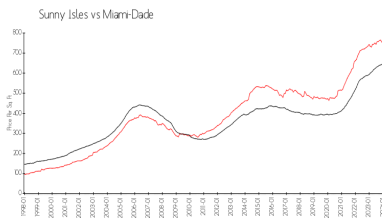
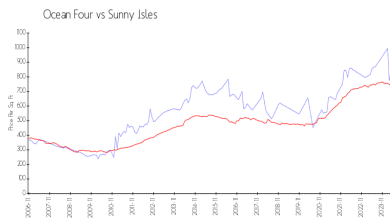
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3101	2,755 sq ft	Mar 2024	\$2,650,000	\$962
708	1,583 sq ft	Feb 2024	\$1,425,000	\$900
1903	1,644 sq ft	Oct 2023	\$1,250,000	\$760
4001	2,755 sq ft	Jul 2023	\$2,822,500	\$1,025
1101	2,755 sq ft	Jul 2023	\$2,380,000	\$864
906	1,301 sq ft	Jul 2023	\$820,000	\$630

Market Information



Ocean Four: \$823/sq. ft.
 Sunny Isles: \$743/sq. ft.

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 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Ocean Four: 2%
 Sunny Isles: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Ocean Four	190 days
Sunny Isles	113 days
Miami-Dade	81 days