

# Unit 4101 - Ocean Four

4101 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-10989026
Status:	Active
Size:	6,538 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Garage - Building
View:	Ocean,Pool
List Price:	\$7,995,000
List PPSF:	\$1,223
Valuated Price:	\$4,282,000
Valuated PPSF:	\$1,554

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:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

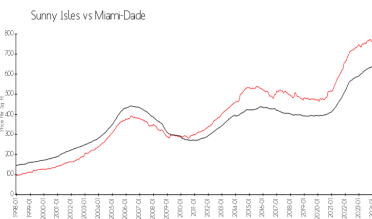
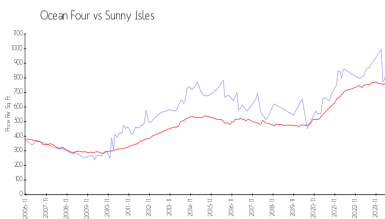
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1201	2,755 sq ft	Jun 2024	\$2,625,000	\$953
3805	3,018 sq ft	May 2024	\$2,325,000	\$770
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

## Market Information



Ocean Four:	\$927/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Ocean Four  
Sunny Isles  
Miami-Dade

144 days  
116 days  
83 days