Unit 3701 - Ocean Three

3701 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

OCEAN 3

Built in 2003 - 215 units - 35 floors

Unit Information

MLS Number:	A11318706
Status:	Active
Size:	5,901 Sq ft.
Bedrooms:	6
Full Bathrooms:	7
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	$7,600,000
List PPSF:	$1,288
Valuated Price:	$7,361,000
Valuated PPSF:	$1,247

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

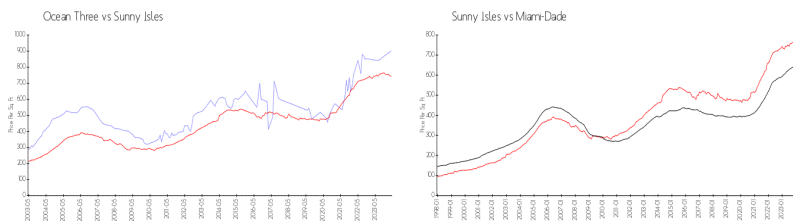|	
Number of units:	215
Number of active listings for rent:	5
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

Ocean Three Condominium Association (305) 792-2264

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3405	4,221 sq ft	Aug 2023	$3,100,000	$734
2302	1,591 sq ft	Jul 2023	$1,225,000	$770

Market Information

Ocean Three:	$901/sq. ft.	Sunny Isles:	$743/sq. ft.
Sunny Isles:	$743/sq. ft.	Miami-Dade:	$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Ocean Three	59 days
Sunny Isles	114 days
Miami-Dade	81 days