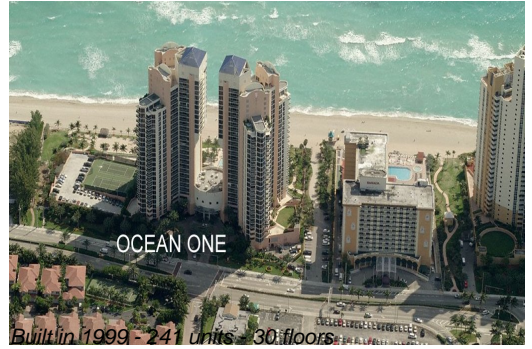


Unit 2807 - Ocean One

2807 - 19333 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11513223
Status:	Active
Size:	2,303 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$2,790,000
List PPSF:	\$1,211
Valuated Price:	\$2,432,000
Valuated PPSF:	\$842



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:	241
Number of active listings for rent:	5
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

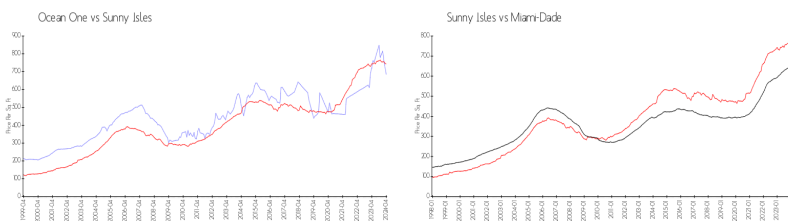
Building Association Information

Ocean One Condominium
(305) 931-1232

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
LPH07	1,792 sq ft	Apr 2024	\$1,650,000	\$921
1603	1,457 sq ft	Apr 2024	\$1,215,000	\$834
LP10	1,930 sq ft	Mar 2024	\$1,550,000	\$803
2108	1,930 sq ft	Jan 2024	\$2,175,000	\$1,127
1704	2,420 sq ft	Nov 2023	\$1,650,000	\$682

Market Information



Ocean One:	\$684/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Ocean One
Sunny Isles
Miami-Dade

48 days
113 days
81 days