

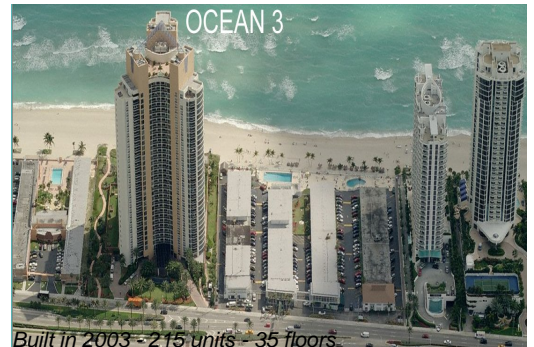
Unit 707 - Ocean Three

707 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11514323
Status:	Active
Size:	2,649 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Deeded Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking
View:	
List Price:	\$2,350,000
List PPSF:	\$887
Valuated Price:	\$1,886,000
Valuated PPSF:	\$712

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.



Built in 2003 - 215 units - 35 floors.

Building Information

Number of units:	215
Number of active listings for rent:	5
Number of active listings for sale:	7
Building inventory for sale:	3%
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

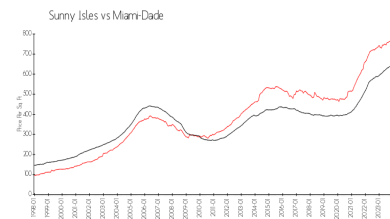
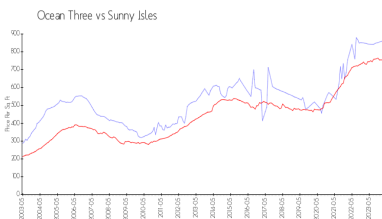
Building Association Information

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: \$866/sq. ft.
Sunny Isles: \$746/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Ocean Three	59 days
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Sunny Isles
Miami-Dade

113 days
81 days