

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: \$1,961,000
 Valuated PPSF: \$740

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

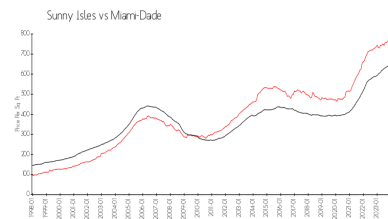
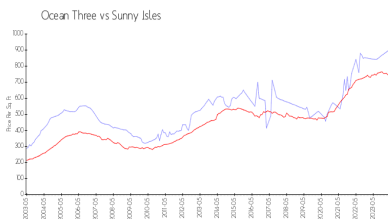
Building Association Information

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
Miami-Dade

113 days
81 days