

# Unit 2003 - Ocean Three

2003 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11525130  
 Status: Active  
 Size: 1,591 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,490,000  
 List PPSF: \$937  
 Valuated Price: \$1,274,000  
 Valuated PPSF: \$801

*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

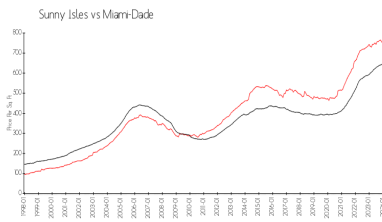
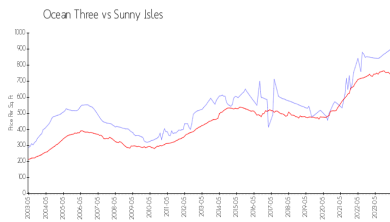
## Building Association Information

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.  
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 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: 113 days  
 Miami-Dade: 81 days