

# Unit 504 - Ocean Two

504 - 19111 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11548903
Status:	Active
Size:	2,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$2,250,000
List PPSF:	\$922
Valuated Price:	\$1,947,000
Valuated PPSF:	\$798

*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:	253
Number of active listings for rent:	4
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

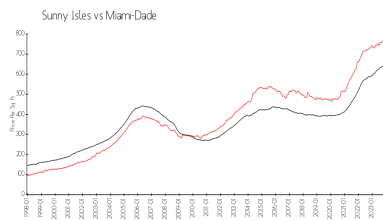
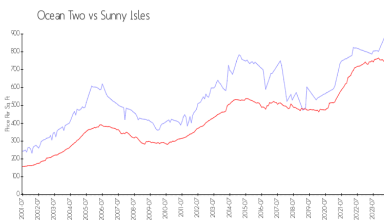
Ocean Two Condominium Association  
305-466-4133 extension 12 & Manager@OceanTwo.com

[http://oceantwo.com/sub\\_category\\_list.asp?category=4&title=Contact+Us](http://oceantwo.com/sub_category_list.asp?category=4&title=Contact+Us)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3006	2,150 sq ft	Mar 2024	\$1,700,000	\$791
201	2,665 sq ft	Feb 2024	\$1,750,000	\$657
605	2,440 sq ft	Feb 2024	\$1,580,000	\$648
2502- LPH02	1,900 sq ft	Jan 2024	\$1,450,000	\$763
1806	2,150 sq ft	Nov 2023	\$1,650,000	\$767
2001	2,665 sq ft	Nov 2023	\$2,250,000	\$844

## Market Information



Ocean Two:	\$891/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Ocean Two	133 days
Sunny Isles	113 days
Miami-Dade	81 days