

# Unit 804 - Ocean Two

804 - 19111 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11572045  
 Status: Active  
 Size: 2,440 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking, Valet Parking  
 View:  
 List Price: \$1,875,000  
 List PPSF: \$768  
 Valuated Price: \$1,865,000  
 Valuated PPSF: \$764

*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: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

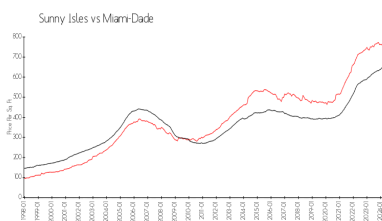
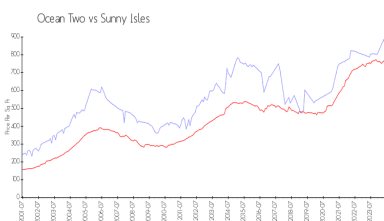
Ocean Two Condominium Association  
 305-466-4133 extension 12 & Manager@OceanTwo.com

[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
2207	1,900 sq ft	May 2024	\$1,625,000	\$855
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

## Market Information



Ocean Two: \$828/sq. ft.  
 Sunny Isles: \$769/sq. ft.  
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 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

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



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

Ocean Two	128 days
Sunny Isles	117 days
Miami-Dade	83 days