

# 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:	\$1,816,000
Valuated PPSF:	\$744

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:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

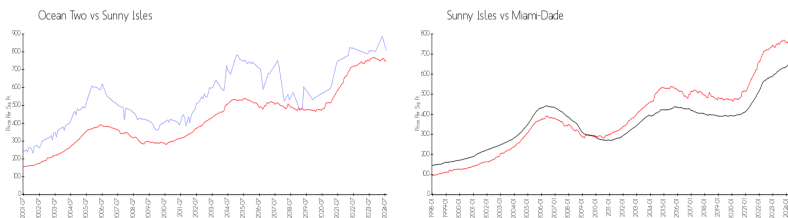
Ocean Two Condominium Association  
305-466-4133 extension 12 & Manager@OceanTwo.com

[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:	\$807/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Ocean Two	2%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Ocean Two  
Sunny Isles  
Miami-Dade

110 days  
116 days  
85 days