

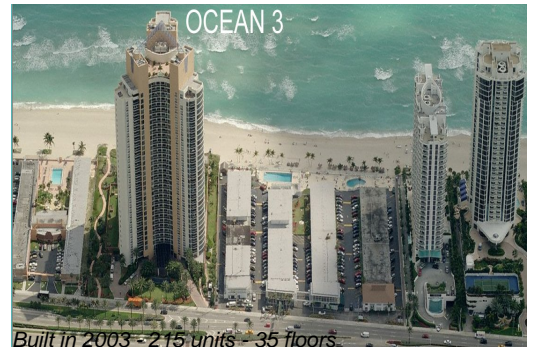
Unit 2505 - Ocean Three

2505 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11577981
 Status: Active
 Size: 2,864 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$3,100,000
 List PPSF: \$1,082
 Valuated Price: \$2,454,000
 Valuated PPSF: \$857

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: 8
 Building inventory for sale: 3%
 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

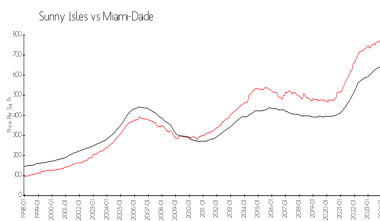
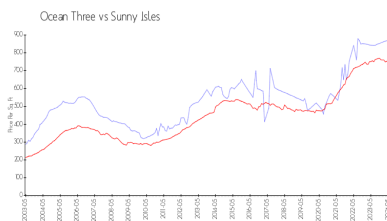
Building Association Information

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:	\$871/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Ocean Three: 4%
 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