

Unit 2505 - Ocean Three

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

Unit Information

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|-----------------|--|
| 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

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|--|-----|
| Number of units: | 215 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| 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 |

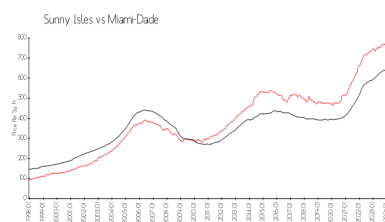
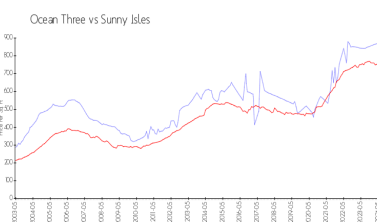
Building Association Information

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 | 116 days |
| Miami-Dade | 82 days |

