

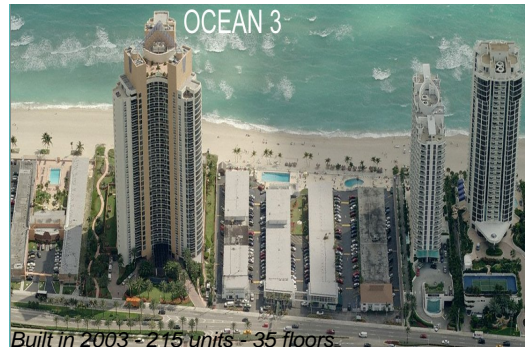
Unit 2305 - Ocean Three

2305 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11601716
Status:	Active
Size:	2,864 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,727,000
List PPSF:	\$952
Valuated Price:	\$2,405,000
Valuated PPSF:	\$840

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:	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

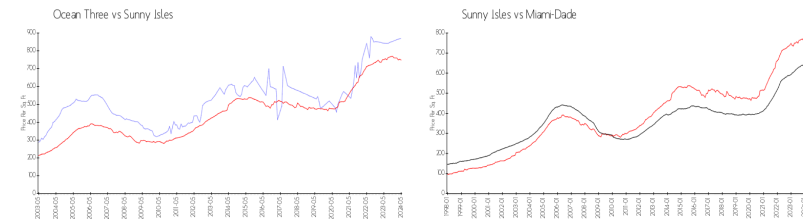
Building Association Information

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