

Unit 2904 - Ocean Two

2904 - 19111 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11602416
 Status: Active
 Size: 2,440 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$2,500,000
 List PPSF: \$1,025
 Valuated Price: \$2,298,000
 Valuated PPSF: \$942

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

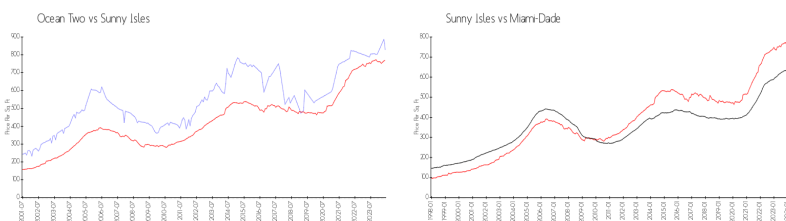
Ocean Two Condominium Association
 305-466-4133 extension 12 & Manager@OceanTwo.com

http://oceantwo.com/sub_category_list.asp?category=4&title=Contact+Us

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.
 Sunny Isles: \$769/sq. ft.
 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	116 days
Miami-Dade	83 days