

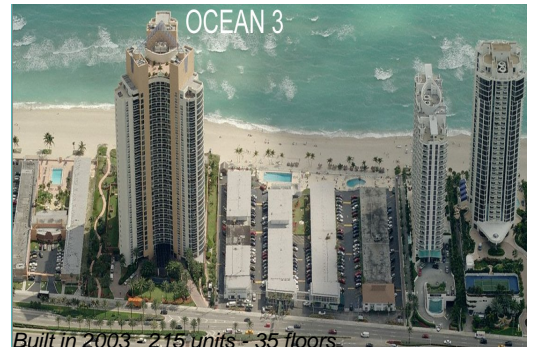
Unit 2401 - Ocean Three

2401 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11657453
Status:	Active Under Contract
Size:	3,945 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$3,495,000
List PPSF:	\$886
Valuated Price:	\$3,342,000
Valuated PPSF:	\$847

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.



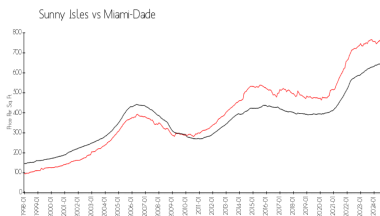
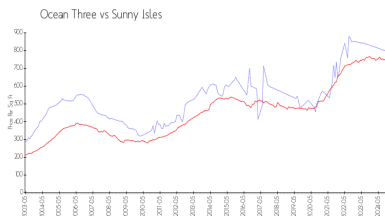
Building Information

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:	0
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

Market Information



Ocean Three:	\$791/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Ocean Three	4%
Sunny Isles	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Ocean Three	n/a
Sunny Isles	116 days
Miami-Dade	90 days