

# Unit 1104 - Ocean Two

1104 - 19111 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11691113
Status:	Active
Size:	2,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Deeded Parking
View:	
List Price:	\$2,075,000
List PPSF:	\$850
Valuated Price:	\$1,911,000
Valuated PPSF:	\$783

*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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

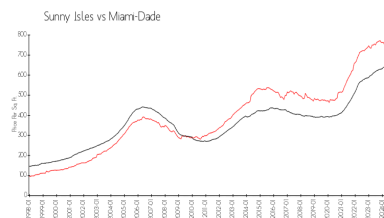
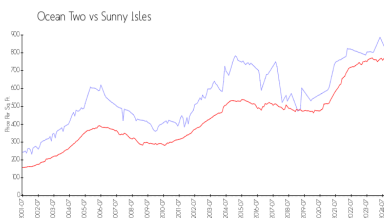
Ocean Two Condominium Association  
305-466-4133 extension 12 & Manager@OceanTwo.com

[http://oceantwo.com/sub\\_category\\_list.asp?category=4&title=Contact+Us](http://oceantwo.com/sub_category_list.asp?category=4&title=Contact+Us)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	2,440 sq ft	Oct 2024	\$1,762,500	\$722
506	2,150 sq ft	Oct 2024	\$1,580,000	\$735
202	1,900 sq ft	Oct 2024	\$1,180,000	\$621
2207	1,900 sq ft	May 2024	\$1,625,000	\$855
3006	2,150 sq ft	Mar 2024	\$1,700,000	\$791

## Market Information



Ocean Two:	\$824/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Ocean Two	3%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ocean Two	97 days
-----------	---------



Sunny Isles  
Miami-Dade

113 days  
87 days