

# 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

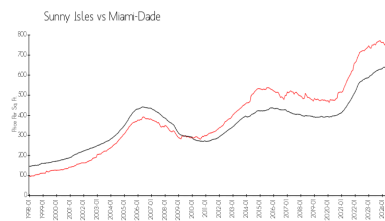
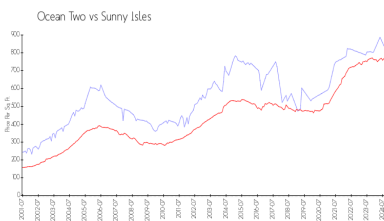
Ocean Two Condominium Association  
305-466-4133 extension 12 & Manager@OceanTwo.com

[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