

# Unit 1004 - Ocean Three

1004 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11742071
Status:	Active
Size:	1,903 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Additional Spaces Available,Assigned Parking,Electric Vehicle Charging Station
View:	
List Price:	\$1,629,000
List PPSF:	\$856
Valuated Price:	\$1,573,000
Valuated PPSF:	\$827

*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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

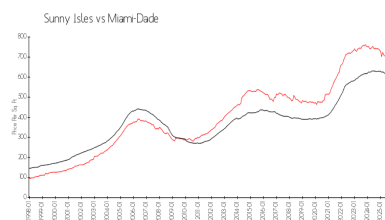
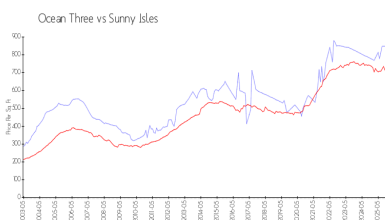
Ocean Three Condominium Association (305) 792-2264

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3501	3,945 sq ft	Dec 2025	\$3,100,000	\$786
2002	1,591 sq ft	Nov 2025	\$1,200,000	\$754
2003	1,591 sq ft	Aug 2025	\$1,200,000	\$754
1104	1,903 sq ft	Aug 2025	\$1,585,000	\$833
2305	2,864 sq ft	Jun 2025	\$2,150,000	\$751

## Market Information



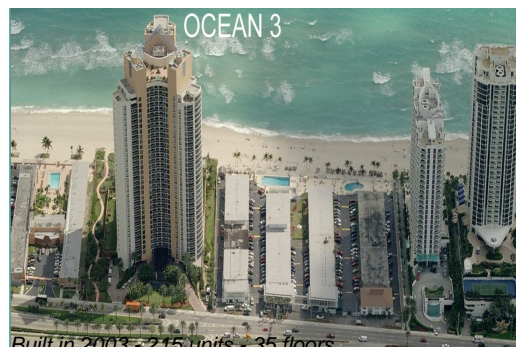
Ocean Three:	\$849/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Ocean Three	153 days
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Sunny Isles  
Miami-Dade

113 days  
77 days