

Unit 405 - Ocean Three

405 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11784303
Status:	Active
Size:	2,864 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking,Valet Parking
View:	
List Price:	\$3,000,000
List PPSF:	\$1,047
Valuated Price:	\$1,939,000
Valuated PPSF:	\$677

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:	12
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

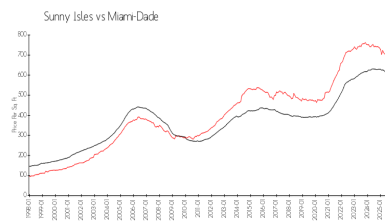
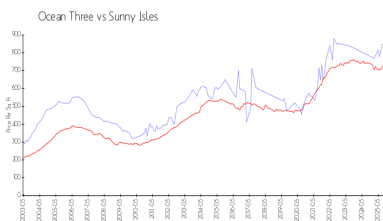
Ocean Three Condominium Association (305) 792-2264

<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



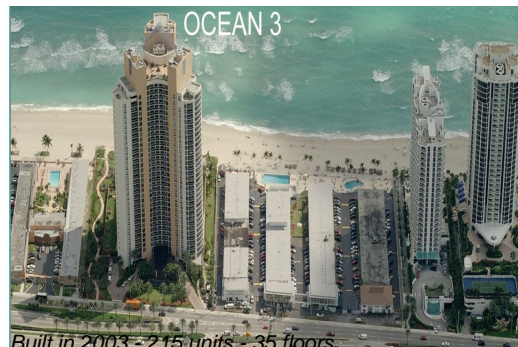
Ocean Three:	\$849/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Ocean Three	6%
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