

Unit 2804 - Ocean Three

2804 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11789165
Status:	Active
Size:	1,903 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$7,990
List PPSF:	\$4
Valuated Price:	\$1,881,000
Valuated PPSF:	\$988

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

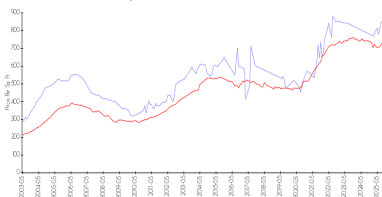
Building Association Information

Ocean Three Condominium Association (305) 792-2264

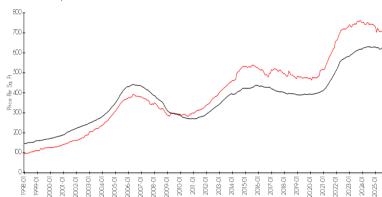
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Market Information

Ocean Three vs Sunny Isles



Sunny Isles vs Miami-Dade



Ocean Three: \$849/sq. ft.
Sunny Isles: \$702/sq. ft.

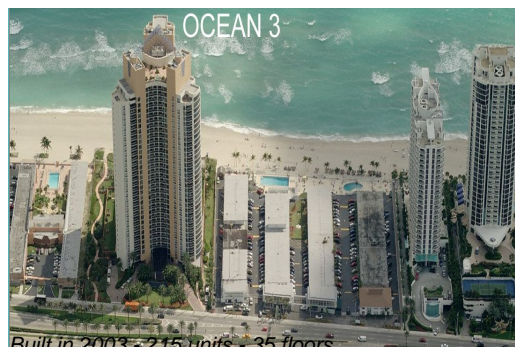
Sunny Isles: \$702/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Ocean Three	6%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ocean Three	153 days
Sunny Isles	113 days
Miami-Dade	78 days



Built in 2003 - 215 units - 35 floors