

# Unit 2705 - Ocean Three

2705 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A2190899  
 Status: Active  
 Size: 2,864 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$3,389,000  
 List PPSF: \$1,183  
 Valuated Price: \$2,587,000  
 Valuated PPSF: \$903

*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: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

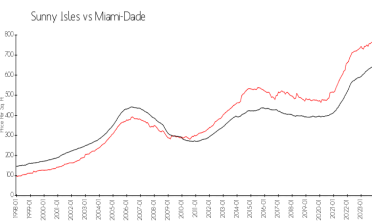
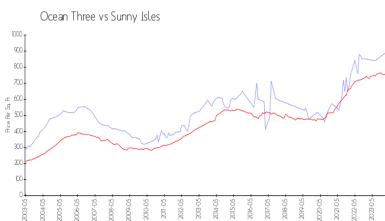
## Building Association Information

Ocean Three Condominium Association (305) 792-2264

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3405	4,221 sq ft	Aug 2023	\$3,100,000	\$734
2302	1,591 sq ft	Jul 2023	\$1,225,000	\$770

## Market Information



Ocean Three:	\$901/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Ocean Three: 2%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ocean Three: 59 days  
 Sunny Isles: 114 days  
 Miami-Dade: 81 days