

Unit 1109 - Ocean One

1109 - 19333 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A10620606
 Status: Active
 Size: 1,457 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking

View:
 List Price: \$1,300,000
 List PPSF: \$892
 Valuated Price: \$1,197,000
 Valuated PPSF: \$654

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: 241
 Number of active listings for rent: 5
 Number of active listings for sale: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

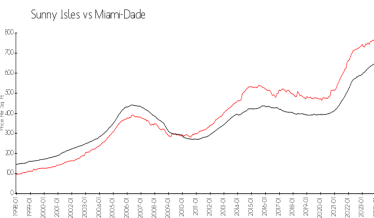
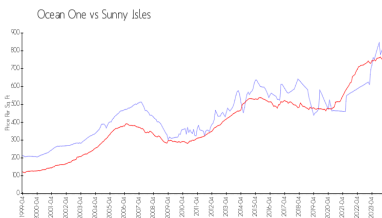
Building Association Information

Ocean One Condominium
 (305) 931-1232

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	1,457 sq ft	Apr 2024	\$1,215,000	\$834
LP10	1,930 sq ft	Mar 2024	\$1,550,000	\$803
2108	1,930 sq ft	Jan 2024	\$2,175,000	\$1,127
1704	2,420 sq ft	Nov 2023	\$1,650,000	\$682
504	2,420 sq ft	Oct 2023	\$1,500,000	\$620
1108	1,930 sq ft	Oct 2023	\$2,050,000	\$1,062

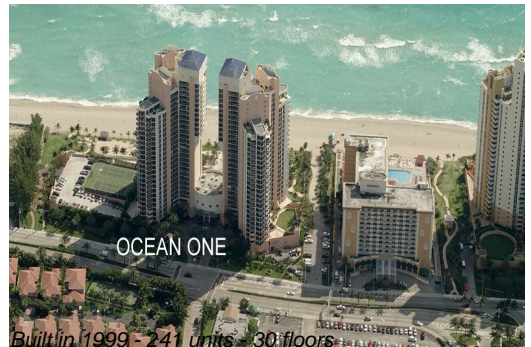
Market Information



Ocean One: \$711/sq. ft.
 Sunny Isles: \$742/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Ocean One	49 days
Sunny Isles	113 days
Miami-Dade	80 days