

Unit 304 - OceanView B

304 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11467572
 Status: Active
 Size: 1,505 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$649,900
 List PPSF: \$432
 Valuated Price: \$460,000
 Valuated PPSF: \$306

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: 400
 Number of active listings for rent: 21
 Number of active listings for sale: 18
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

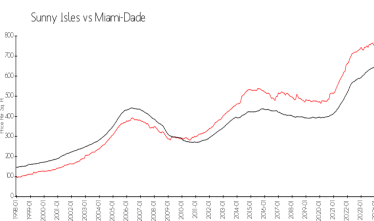
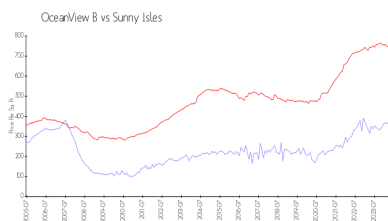
Building Association Information

OceanView B OceanView B Condominium
 (305) 792-7141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1124	1,005 sq ft	Apr 2024	\$395,000	\$393
718 B	1,549 sq ft	Jan 2024	\$510,000	\$329
619	1,005 sq ft	Jan 2024	\$345,000	\$343
1017	1,005 sq ft	Nov 2023	\$349,000	\$347
826	1,492 sq ft	Nov 2023	\$490,000	\$328

Market Information

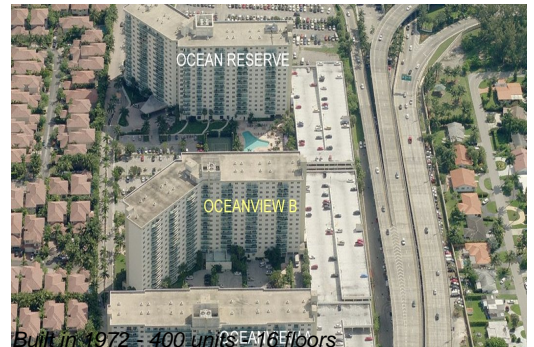


OceanView B: \$365/sq. ft. Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

OceanView B: 5%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



OceanView B
Sunny Isles
Miami-Dade

68 days
113 days
81 days