

# Unit 503 - OceanView B

503 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11533167  
 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: \$499,000  
 List PPSF: \$332  
 Valuated Price: \$469,000  
 Valuated PPSF: \$312

*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

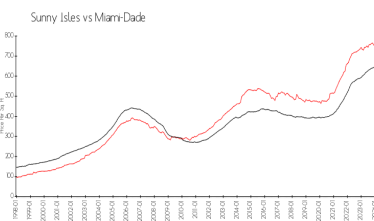
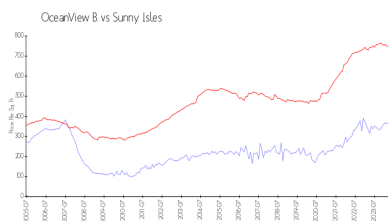
## Building Association Information

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

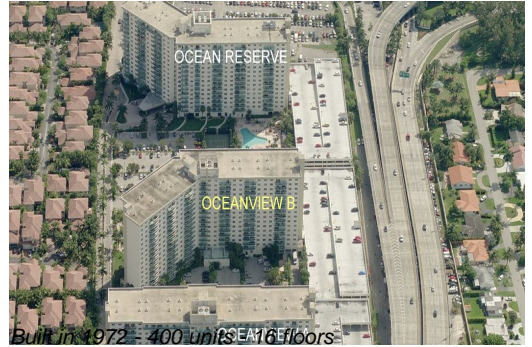


OceanView B: \$365/sq. ft.      Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.      Miami-Dade: \$698/sq. ft.

## 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