

Unit PH-7 - OceanView A

PH-7 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11579181
Status:	Active
Size:	1,525 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$675,000
List PPSF:	\$443
Valuated Price:	\$565,000
Valuated PPSF:	\$370

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.

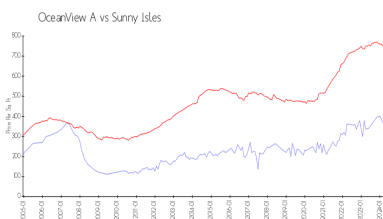
Building Information

Number of units:	400
Number of active listings for rent:	25
Number of active listings for sale:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

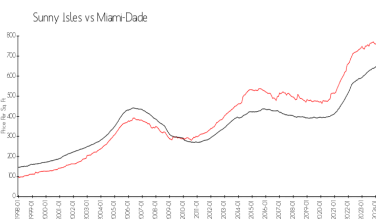
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
919		Jun 2024	\$419,000	
701	1,537 sq ft	May 2024	\$550,000	\$358
1602	1,537 sq ft	May 2024	\$485,000	\$316
311	1,000 sq ft	May 2024	\$360,000	\$360
1619	1,000 sq ft	May 2024	\$350,000	\$350

Market Information



OceanView A: \$347/sq. ft.
Sunny Isles: \$748/sq. ft.



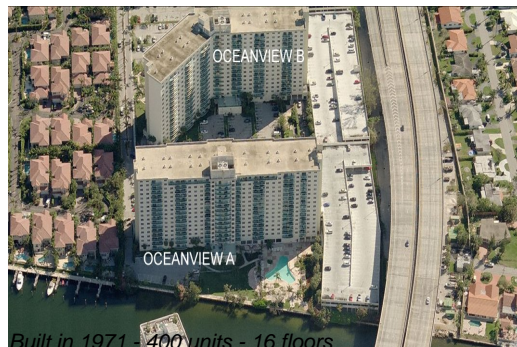
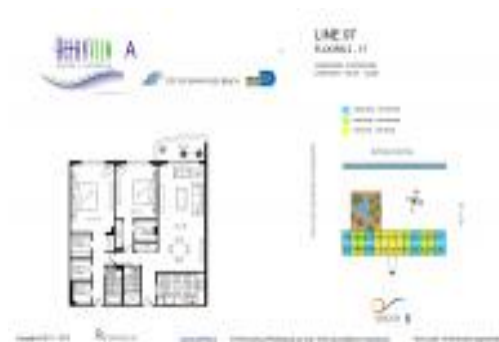
Sunny Isles: \$748/sq. ft.
Miami-Dade: \$705/sq. ft.

Inventory for Sale

OceanView A	4%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

OceanView A	140 days
Sunny Isles	116 days
Miami-Dade	82 days



Built in 1971 - 400 units - 16 floors