

Unit 218 - OceanView B

218 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160



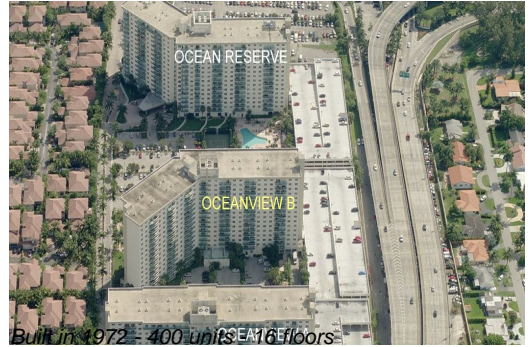
Unit Information

MLS Number: A11594711
 Status: Active
 Size: 1,549 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$499,000
 List PPSF: \$322
 Valuated Price: \$441,000
 Valuated PPSF: \$285

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: 27
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1



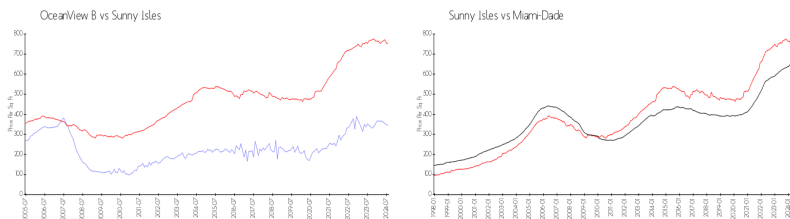
Building Association Information

OceanView B OceanView B Condominium
 (305) 792-7141

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 901 | 1,505 sq ft | Aug 2024 | \$470,000 | \$312 |
| 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: \$344/sq. ft.
 Sunny Isles: \$753/sq. ft.
 Sunny Isles: \$753/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

OceanView B: 7%
 Sunny Isles: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

OceanView B
Sunny Isles
Miami-Dade

65 days
114 days
84 days