

# Unit 709 - Ocean One

709 - 19333 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11612426  
 Status: Active  
 Size: 1,457 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$1,295,000  
 List PPSF: \$889  
 Valuated Price: \$1,260,000  
 Valuated PPSF: \$689

*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: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 0

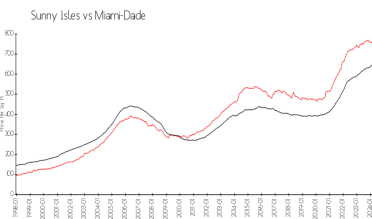
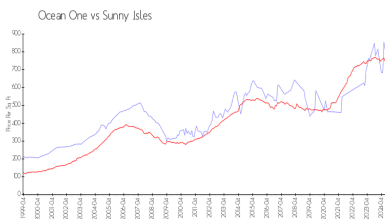
## Building Association Information

Ocean One Condominium  
 (305) 931-1232

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	1,756 sq ft	Jun 2024	\$1,600,000	\$911
1901	1,930 sq ft	Jun 2024	\$2,250,000	\$1,166
1210	1,930 sq ft	May 2024	\$1,300,000	\$674
1503	1,457 sq ft	May 2024	\$1,270,000	\$872
LPH07	1,792 sq ft	Apr 2024	\$1,650,000	\$921
1603	1,457 sq ft	Apr 2024	\$1,215,000	\$834

## Market Information

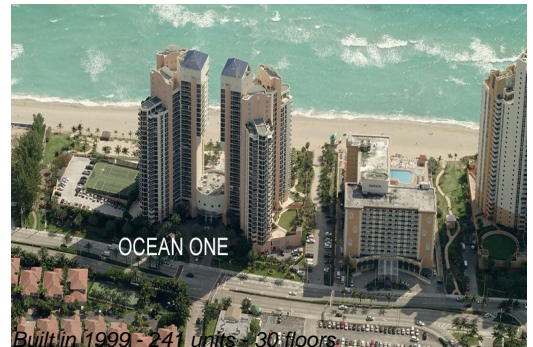


Ocean One: \$780/sq. ft.      Sunny Isles: \$749/sq. ft.  
 Sunny Isles: \$749/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Ocean One: 2%  
 Sunny Isles: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Ocean One  
Sunny Isles  
Miami-Dade

67 days  
116 days  
84 days