

# Unit 1106 - OceanView A

1106 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11632680  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking  
 View:  
 List Price: \$535,000  
 List PPSF: \$535  
 Valuated Price: \$302,000  
 Valuated PPSF: \$302

*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

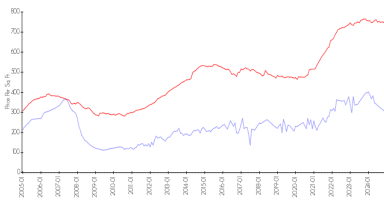
Number of units: 400  
 Number of active listings for rent: 25  
 Number of active listings for sale: 20  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Recent Sales

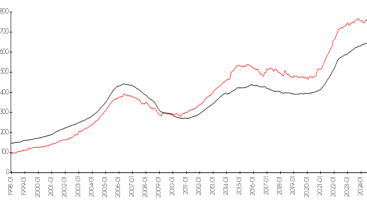
Unit #	Size	Closing Date	Sale Price	PPSF
1611	1,000 sq ft	Jan 2025	\$350,000	\$350
1420	1,525 sq ft	Dec 2024	\$365,000	\$239
520	1,525 sq ft	Dec 2024	\$355,000	\$233
919		Jun 2024	\$419,000	
701	1,537 sq ft	May 2024	\$550,000	\$358
1602	1,537 sq ft	May 2024	\$485,000	\$316
311	1,000 sq ft	May 2024	\$360,000	\$360
1619	1,000 sq ft	May 2024	\$350,000	\$350

## Market Information

OceanView A vs Sunny Isles



Sunny Isles vs Miami-Dade



OceanView A:	\$301/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

OceanView A: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

OceanView A: 125 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

