

# Unit 1518 - OceanView A

1518 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11637336  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View:  
 List Price: \$415,000  
 List PPSF: \$415  
 Valuated Price: \$370,000  
 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.*

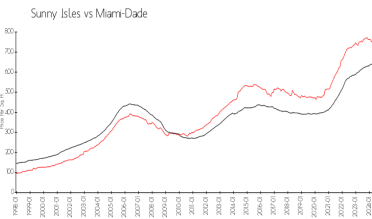
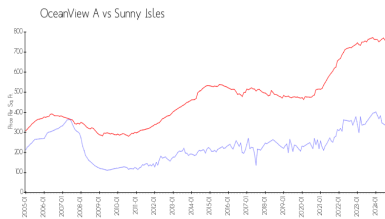
## Building Information

Number of units: 400  
 Number of active listings for rent: 25  
 Number of active listings for sale: 21  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## 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: \$325/sq. ft.      Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

OceanView A: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

OceanView A: 141 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

