

Unit PH-24 - OceanView A

PH-24 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11641324
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$485,000
 List PPSF: \$485
 Valuated Price: \$335,000
 Valuated PPSF: \$335

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

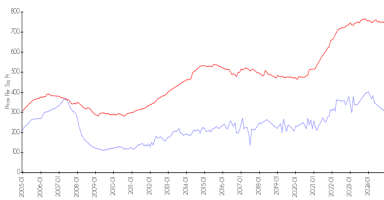
Number of units: 400
 Number of active listings for rent: 25
 Number of active listings for sale: 20
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

Recent Sales

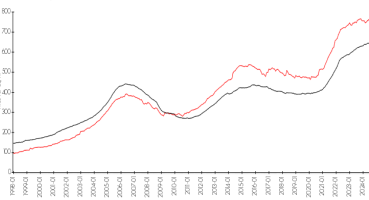
Unit #	Size	Closing Date	Sale Price	PPSF
1611	1,000 sq ft	Jan 2025	\$350,000	\$350
1420	1,525 sq ft	Dec 2024	\$365,000	\$239
520	1,525 sq ft	Dec 2024	\$355,000	\$233
919		Jun 2024	\$419,000	
701	1,537 sq ft	May 2024	\$550,000	\$358
1602	1,537 sq ft	May 2024	\$485,000	\$316
311	1,000 sq ft	May 2024	\$360,000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

