

# Unit 1025 - OceanView A

1025 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11651372  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$535,000  
 List PPSF: \$535  
 Valuated Price: \$352,000  
 Valuated PPSF: \$352

*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.*

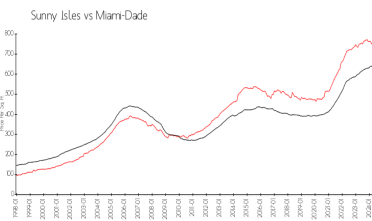
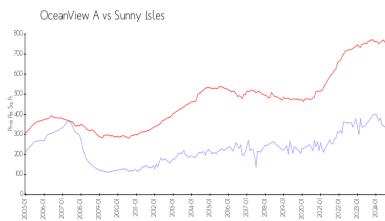
## Building Information

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: 149 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

