

# Unit 2009 - Ocean One

2009 - 19333 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11685569  
 Status: Active  
 Size: 1,457 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,275,000  
 List PPSF: \$875  
 Valuated Price: \$1,287,000  
 Valuated PPSF: \$703

*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: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

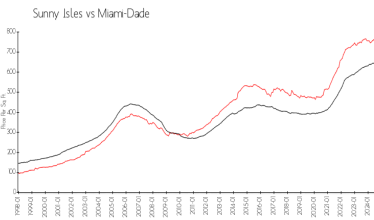
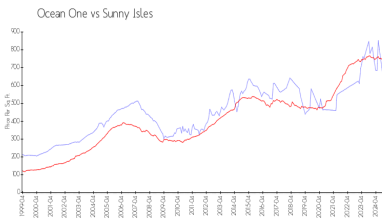
## Building Association Information

Ocean One Condominium  
 (305) 931-1232

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	2,420 sq ft	Oct 2024	\$1,500,000	\$620
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

## Market Information



Ocean One:	\$700/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Ocean One	4%
Sunny Isles	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Ocean One	85 days
Sunny Isles	116 days
Miami-Dade	90 days

