

Unit 1425 - OceanView B

1425 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11693702
 Status: Active
 Size: 1,005 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$298,000
 List PPSF: \$297
 Valuated Price: \$348,000
 Valuated PPSF: \$346

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: 21
 Number of active listings for sale: 25
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 8

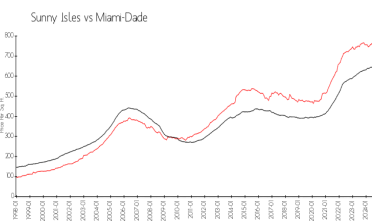
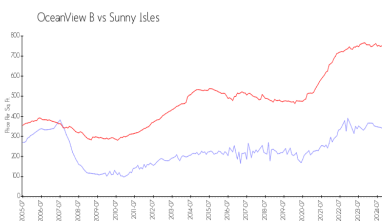
Building Association Information

OceanView B OceanView B Condominium
 (305) 792-7141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	1,005 sq ft	Jan 2025	\$305,000	\$303
614	1,005 sq ft	Jan 2025	\$320,000	\$318
822	1,005 sq ft	Jan 2025	\$355,000	\$353
1005	1,005 sq ft	Jan 2025	\$316,500	\$315
521	1,005 sq ft	Dec 2024	\$345,000	\$343
1523	1,005 sq ft	Dec 2024	\$315,000	\$313
214	1,005 sq ft	Dec 2024	\$282,500	\$281

Market Information



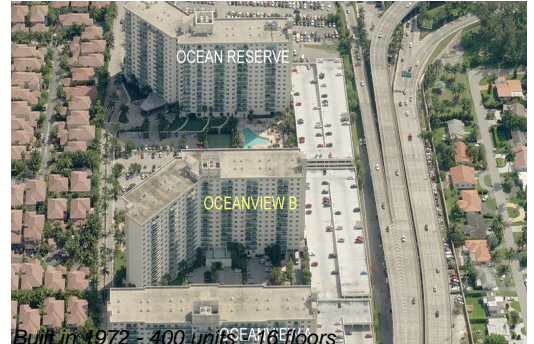
OceanView B:	\$296/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

OceanView B: 6%
 Sunny Isles: 7%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

OceanView B: 63 days
 Sunny Isles: 116 days



Miami-Dade

90 days