

Unit 312 - OceanView A

312 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11765341
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$339,000
List PPSF:	\$339
Valuated Price:	\$276,000
Valuated PPSF:	\$276

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.

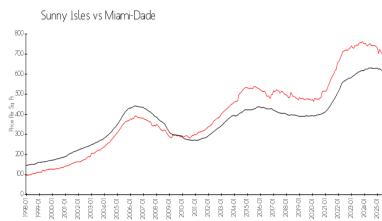
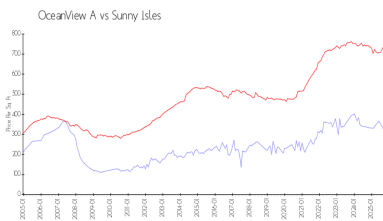
Building Information

Number of units:	400
Number of active listings for rent:	25
Number of active listings for sale:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-24	1,000 sq ft	Oct 2025	\$400,000	\$400
303	1,000 sq ft	Oct 2025	\$400,000	\$400
804	1,000 sq ft	Sep 2025	\$300,000	\$300
706	1,000 sq ft	Sep 2025	\$380,000	\$380
1501	1,537 sq ft	Sep 2025	\$495,000	\$322

Market Information



OceanView A:	\$298/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

OceanView A	6%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

OceanView A	75 days
Sunny Isles	113 days
Miami-Dade	77 days

