

# Unit 1414 - OceanView B

1414 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11873464                              |
| Status:         | Active                                 |
| Size:           | 1,005 Sq ft.                           |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |                                        |
| List Price:     | \$467,000                              |
| List PPSF:      | \$465                                  |
| Valuated Price: | \$353,000                              |
| Valuated PPSF:  | \$351                                  |

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: | 17  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

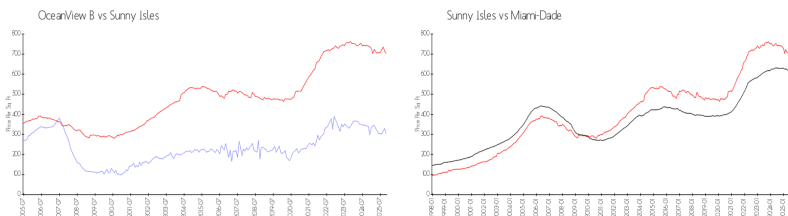
OceanView B OceanView B Condominium  
(305) 792-7141

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 226    | 1,492 sq ft | Nov 2025     | \$388,000  | \$260 |
| 602    | 1,505 sq ft | Nov 2025     | \$384,000  | \$255 |
| 1026   | 1,492 sq ft | Oct 2025     | \$495,000  | \$332 |
| 212    | 1,005 sq ft | Aug 2025     | \$275,000  | \$274 |
| 304    | 1,505 sq ft | Jul 2025     | \$485,000  | \$322 |
| 1510   | 1,005 sq ft | Jul 2025     | \$315,000  | \$313 |
| PH-24  | 1,005 sq ft | Jul 2025     | \$320,000  | \$318 |

## Market Information

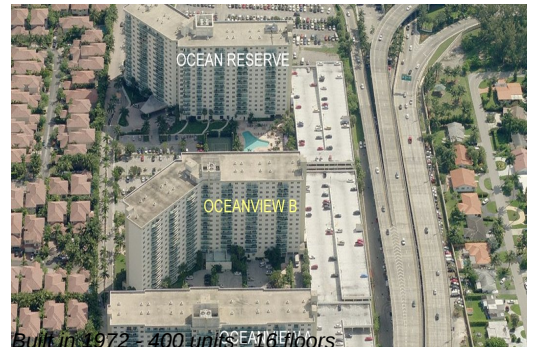


|              |               |              |               |
|--------------|---------------|--------------|---------------|
| OceanView B: | \$301/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles: | \$702/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| OceanView B | 6% |
| Sunny Isles | 6% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months



OceanView B  
Sunny Isles  
Miami-Dade

92 days  
113 days  
77 days