

# Unit 414 - OceanView A

414 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| MLS Number:     | A11922263                                              |
| Status:         | Active                                                 |
| Size:           | 1,000 Sq ft.                                           |
| Bedrooms:       | 1                                                      |
| Full Bathrooms: | 1                                                      |
| Half Bathrooms: | 0                                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking,Valet Parking |
| View:           |                                                        |
| List Price:     | \$315,000                                              |
| List PPSF:      | \$315                                                  |
| Valuated Price: | \$279,000                                              |
| Valuated PPSF:  | \$279                                                  |

*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.*

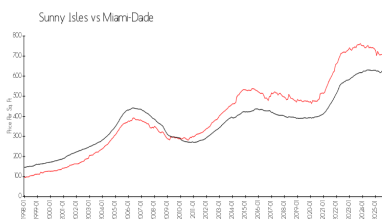
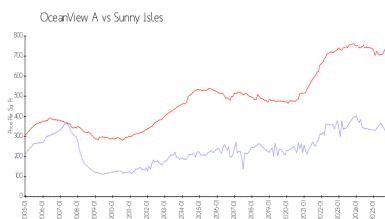
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 400 |
| Number of active listings for rent:      | 25  |
| Number of active listings for sale:      | 26  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 5   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 611    | 1,000 sq ft | Dec 2025     | \$245,000  | \$245 |
| 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



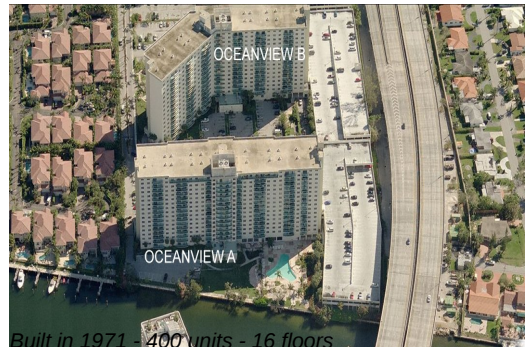
|              |               |              |               |
|--------------|---------------|--------------|---------------|
| OceanView A: | \$298/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles: | \$702/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| OceanView A | 74 days  |
| Sunny Isles | 113 days |
| Miami-Dade  | 77 days  |



Built in 1971 - 400 units - 16 floors