

Unit PH-7 - OceanView A

PH-7 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11922436
Status:	Active
Size:	1,525 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$459,000
List PPSF:	\$301
Valuated Price:	\$484,000
Valuated PPSF:	\$317

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.

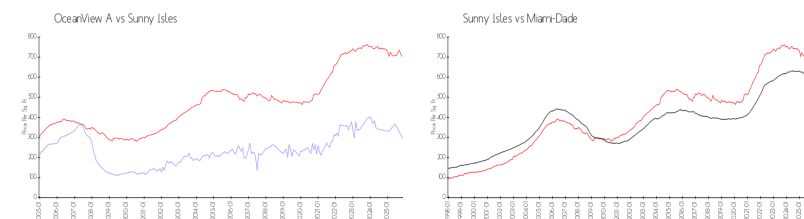
Building Information

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

