

Unit 1104 - OceanView B

1104 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11931085
Status:	Active
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$649,000
List PPSF:	\$431
Valuated Price:	\$411,000
Valuated PPSF:	\$273

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

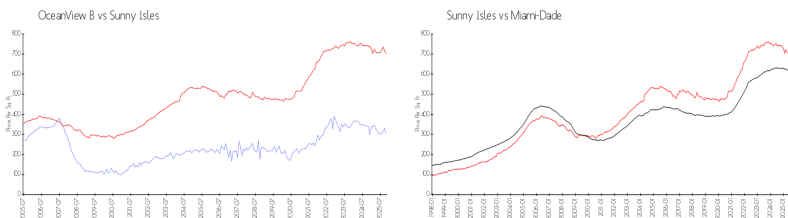
OceanView B OceanView B Condominium
(305) 792-7141

<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

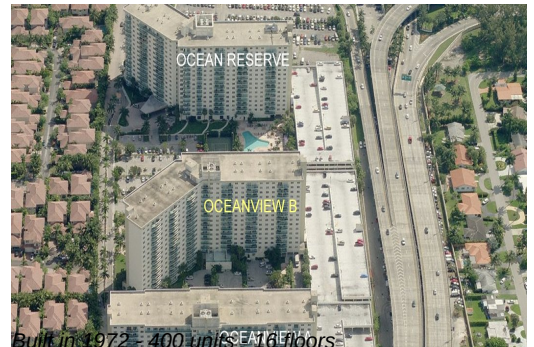


OceanView B:	\$301/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

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