

Unit 516 - OceanView B

516 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10457182
Status:	Active
Size:	1,665 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Tennis Court View
List Price:	\$629,500
List PPSF:	\$378
Valuated Price:	\$527,000
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:	21
Number of active listings for sale:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	8

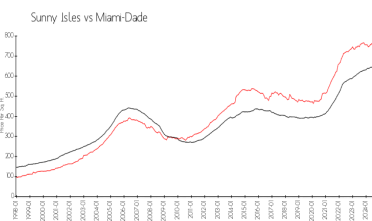
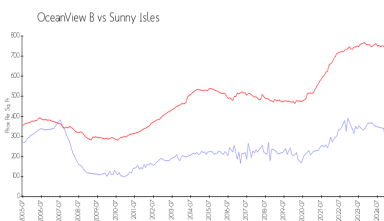
Building Association Information

OceanView B OceanView B Condominium
(305) 792-7141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	1,005 sq ft	Jan 2025	\$305,000	\$303
614	1,005 sq ft	Jan 2025	\$320,000	\$318
822	1,005 sq ft	Jan 2025	\$355,000	\$353
1005	1,005 sq ft	Jan 2025	\$316,500	\$315
521	1,005 sq ft	Dec 2024	\$345,000	\$343
1523	1,005 sq ft	Dec 2024	\$315,000	\$313
214	1,005 sq ft	Dec 2024	\$282,500	\$281

Market Information



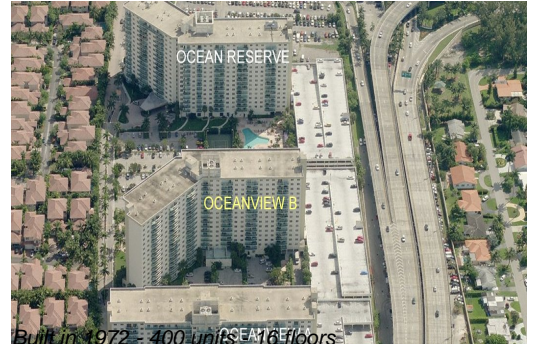
OceanView B:	\$296/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

OceanView B	6%
Sunny Isles	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

OceanView B	63 days
Sunny Isles	116 days



Miami-Dade

90 days