

# Unit 520 - OceanView A

520 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11524033  
 Status: Active  
 Size: 1,525 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$348  
 Valuated Price: \$577,000  
 Valuated PPSF: \$378

*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.*

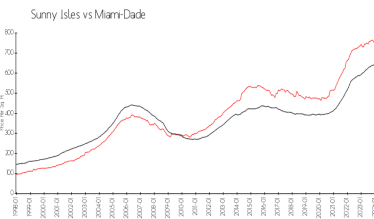
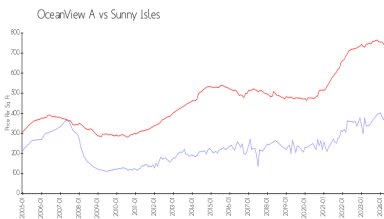
## Building Information

Number of units: 400  
 Number of active listings for rent: 25  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,000 sq ft	May 2024	\$360,000	\$360
1619	1,000 sq ft	May 2024	\$350,000	\$350
1007	1,525 sq ft	Apr 2024	\$580,000	\$380
1127	1,537 sq ft	Jan 2024	\$620,000	\$403
911	1,000 sq ft	Nov 2023	\$450,000	\$450
118	1,000 sq ft	Nov 2023	\$365,000	\$365
425	1,000 sq ft	Nov 2023	\$430,000	\$430

## Market Information



OceanView A:	\$383/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

OceanView A: 3%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

OceanView A: 117 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

