

# Unit 1226 - OceanView A

1226 - 19390 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11563979
Status:	Active
Size:	1,537 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$520,000
List PPSF:	\$338
Valuated Price:	\$492,000
Valuated PPSF:	\$320

*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.*

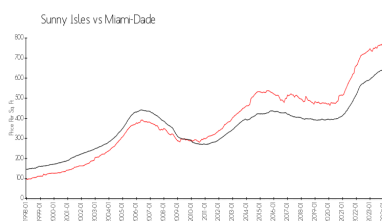
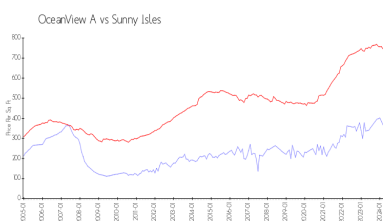
## Building Information

Number of units:	400
Number of active listings for rent:	25
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
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
701	1,537 sq ft	May 2024	\$550,000	\$358
1602	1,537 sq ft	May 2024	\$485,000	\$316
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

## Market Information



OceanView A:	\$347/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

OceanView A	4%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

OceanView A	105 days
Sunny Isles	115 days
Miami-Dade	81 days

