

# Unit 523 - OceanView B

523 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11574689
Status:	Active
Size:	1,005 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$319,000
List PPSF:	\$317
Valuated Price:	\$392,000
Valuated PPSF:	\$390

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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

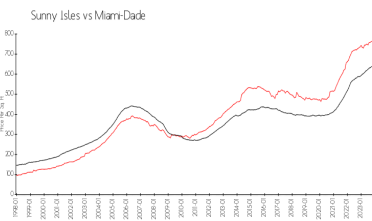
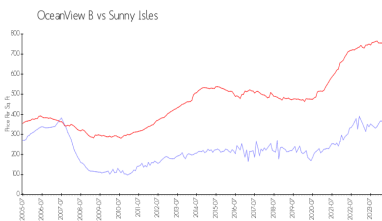
## Building Association Information

OceanView B OceanView B Condominium  
(305) 792-7141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1124	1,005 sq ft	Apr 2024	\$395,000	\$393
718 B	1,549 sq ft	Jan 2024	\$510,000	\$329
619	1,005 sq ft	Jan 2024	\$345,000	\$343
1017	1,005 sq ft	Nov 2023	\$349,000	\$347
826	1,492 sq ft	Nov 2023	\$490,000	\$328

## Market Information

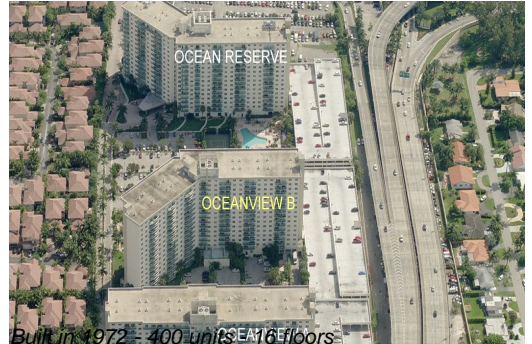


OceanView B:	\$365/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



OceanView B  
Sunny Isles  
Miami-Dade

68 days  
113 days  
81 days