

# Unit PH-6 - OceanView B

PH-6 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11565665  
 Status: Active  
 Size: 1,005 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$449,500  
 List PPSF: \$447  
 Valuated Price: \$375,000  
 Valuated PPSF: \$373

*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: 18  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

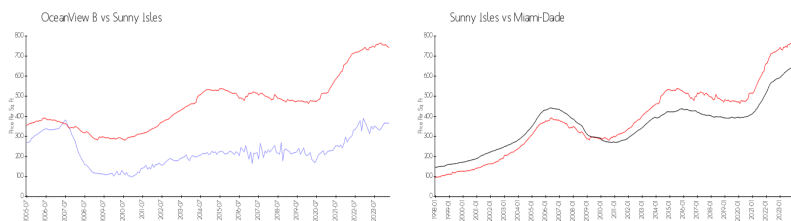
## Building Association Information

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

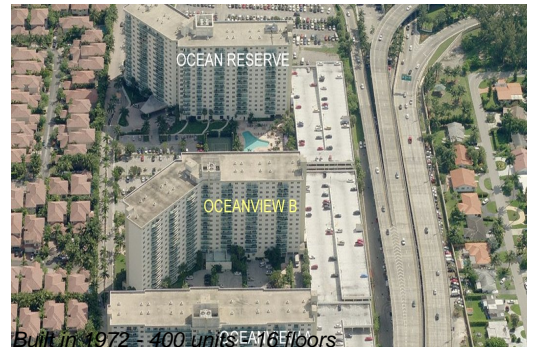


OceanView B: \$365/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

OceanView B: 5%  
 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