

# Unit PH12B - Oceania II

PH12B - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11587369  
 Status: Active  
 Size: 1,260 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Ocean View,Direct Ocean  
 Rental Price: \$7,000  
 List PPSF: \$6  
 Valuated Price: \$631,000  
 Valuated PPSF: \$501

*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.*

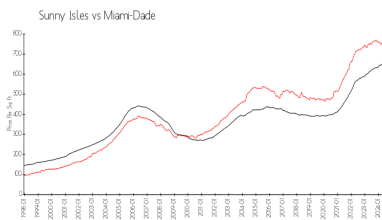
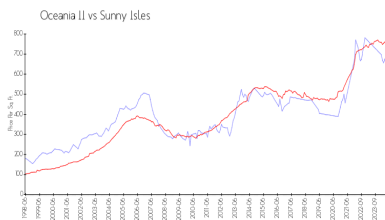
## Building Information

Number of units: 165  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Oceania Two Condo Assn Inc  
 (305) 354-8326

## Market Information



Oceania II: \$572/sq. ft.      Sunny Isles: \$749/sq. ft.  
 Sunny Isles: \$749/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Oceania II: 3%  
 Sunny Isles: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Oceania II: 100 days  
 Sunny Isles: 116 days  
 Miami-Dade: 85 days

