

# Unit PH-7 - OceanView B

PH-7 - 19380 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11633218  
 Status: Active  
 Size: 1,005 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$419,900  
 List PPSF: \$418  
 Valuated Price: \$309,000  
 Valuated PPSF: \$307

*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: 27  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

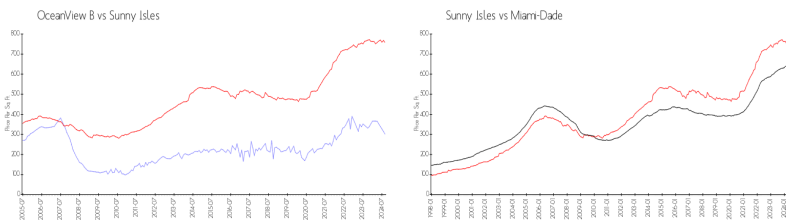
## Building Association Information

OceanView B OceanView B Condominium  
 (305) 792-7141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
914	1,005 sq ft	Nov 2024	\$380,000	\$378
901	1,505 sq ft	Aug 2024	\$470,000	\$312
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

## Market Information



OceanView B:	\$301/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

OceanView B	7%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

OceanView B	73 days
Sunny Isles	111 days
Miami-Dade	86 days

