

Unit 418 - Oceania I

418 - 16425 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11487789
 Status: Active
 Size: 1,760 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$875,000
 List PPSF: \$497
 Valuated Price: \$918,000
 Valuated PPSF: \$522

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: 164
 Number of active listings for rent: 4
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

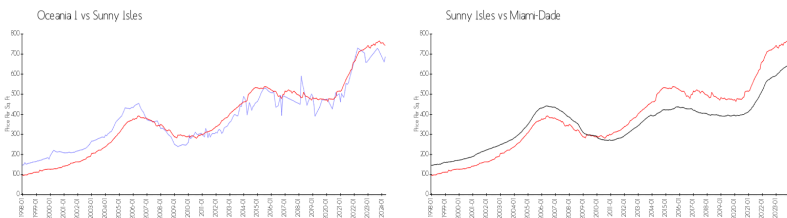
Building Association Information

Oceania I Condo Association
 (305) 354-2170

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
718	1,760 sq ft	Mar 2024	\$910,000	\$517
2715	1,460 sq ft	Nov 2023	\$950,000	\$651
911	2,020 sq ft	Sep 2023	\$1,565,000	\$775

Market Information



Oceania I:	\$686/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Oceania I: 2%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Oceania I: 86 days
 Sunny Isles: 113 days



