

# Unit 1625 - Oceania II

1625 - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11540949
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,080,000
List PPSF:	\$740
Valuated Price:	\$908,000
Valuated PPSF:	\$622

*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:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

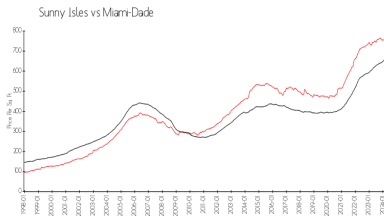
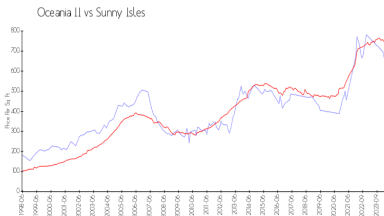
## Building Association Information

Oceania Two Condo Assn Inc  
(305) 354-8326

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1528	1,760 sq ft	Apr 2024	\$1,035,000	\$588
2124	1,760 sq ft	Mar 2024	\$1,120,000	\$636
728	1,760 sq ft	Aug 2023	\$960,000	\$545
1528	1,760 sq ft	May 2023	\$975,000	\$554

## Market Information



Oceania II:	\$656/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Oceania II	4%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Oceania II	82 days
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Sunny Isles  
Miami-Dade

113 days  
81 days