

Unit 1421 - Oceania II

1421 - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11541309
Status:	Active
Size:	2,430 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$2,195,000
List PPSF:	\$903
Valuated Price:	\$1,752,000
Valuated PPSF:	\$721

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:	2
Number of sales over the last 3 months:	2

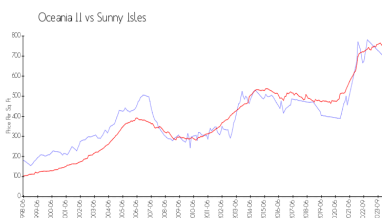
Building Association Information

Oceania Two Condo Assn Inc
(305) 354-8326

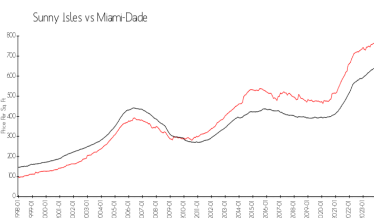
Recent Sales

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: \$746/sq. ft.



Sunny Isles: \$746/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Oceania II
Sunny Isles
Miami-Dade

82 days
114 days
81 days