

# Unit 2551 - Oceania V

2551 - 16500 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11637396  
Status: Active  
Size: 2,384 Sq ft.  
Bedrooms: 4  
Full Bathrooms: 3  
Half Bathrooms:  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
View:  
List Price: \$1,749,000  
List PPSF: \$734  
Valuated Price: \$1,453,000  
Valuated PPSF: \$609

*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: 157  
Number of active listings for rent: 2  
Number of active listings for sale: 17  
Building inventory for sale: 10%  
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: 2

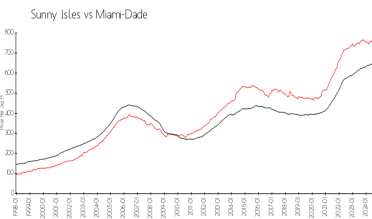
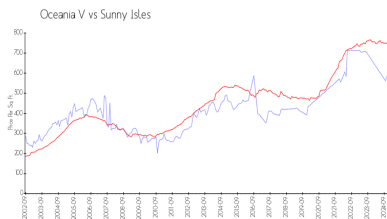
## Building Association Information

Oceania V A Condominium Association  
(305) 944-7700

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| TH-6   | 3,479 sq ft | Oct 2024     | \$1,660,000 | \$477 |
| 2554   | 1,786 sq ft | May 2024     | \$1,100,000 | \$616 |

## Market Information



Oceania V: \$599/sq. ft.  
Sunny Isles: \$742/sq. ft.

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Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Oceania V: 11%  
Sunny Isles: 7%  
Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Oceania V: 78 days  
Sunny Isles: 116 days  
Miami-Dade: 90 days