

# Unit 1421 - Oceania II

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

## Unit Information

MLS Number: A11655750  
 Status: Active  
 Size: 2,430 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$1,970,000  
 List PPSF: \$811  
 Valuated Price: \$1,413,000  
 Valuated PPSF: \$581

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

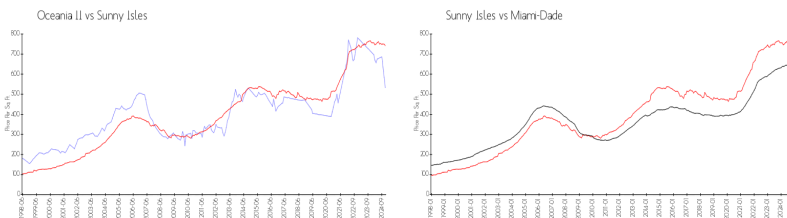
## Building Association Information

Oceania Two Condo Assn Inc  
 (305) 354-8326

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 221    | 2,970 sq ft | Dec 2024     | \$1,535,000 | \$517 |
| 925    | 1,460 sq ft | Nov 2024     | \$1,135,000 | \$777 |
| 1625   | 1,460 sq ft | Sep 2024     | \$950,000   | \$651 |
| 1225   | 1,460 sq ft | May 2024     | \$900,000   | \$616 |
| 1528   | 1,760 sq ft | Apr 2024     | \$1,035,000 | \$588 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Oceania II:  | \$529/sq. ft. | Sunny Isles: | \$742/sq. ft. |
| Sunny Isles: | \$742/sq. ft. | Miami-Dade:  | \$688/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Oceania II  | 4% |
| Sunny Isles | 7% |
| Miami-Dade  | 5% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Oceania II  | 94 days  |
| Sunny Isles | 116 days |
| Miami-Dade  | 90 days  |

