

# Unit 311 - Oceania I

311 - 16425 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11675521
Status:	Active
Size:	2,020 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	5
Parking Spaces:	Valet Parking
View:	
List Price:	\$2,150,000
List PPSF:	\$1,064
Valuated Price:	\$1,218,000
Valuated PPSF:	\$603

*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:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

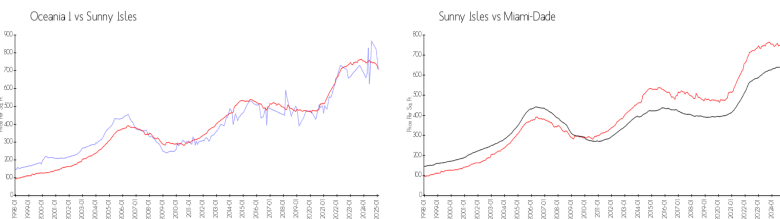
## Building Association Information

Oceania I Condo Association  
(305) 354-2170

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1515	1,460 sq ft	Dec 2024	\$1,185,000	\$812
1115	1,460 sq ft	Aug 2024	\$1,200,000	\$822
418	1,760 sq ft	Jun 2024	\$840,000	\$477
1916	2,020 sq ft	May 2024	\$1,800,000	\$891

## Market Information



Oceania I:	\$656/sq. ft.	Sunny Isles:	\$730/sq. ft.
Sunny Isles:	\$730/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

Oceania I	2%
Sunny Isles	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Oceania I	113 days
Sunny Isles	120 days
Miami-Dade	94 days

