

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: \$1,520,000
 Valuated PPSF: \$752

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: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

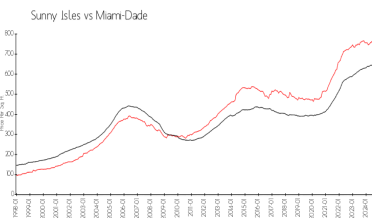
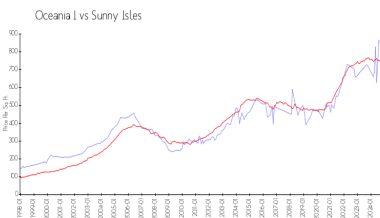
Building Association Information

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
718	1,760 sq ft	Mar 2024	\$910,000	\$517

Market Information



Oceania I:	\$818/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Oceania I: 4%
 Sunny Isles: 7%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Oceania I: 112 days
 Sunny Isles: 116 days
 Miami-Dade: 90 days

