

# Unit 2226 - Oceania II

2226 - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11809193  
 Status: Active  
 Size: 2,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Guest Parking, Valet Parking

View:  
 List Price: \$1,850,000  
 List PPSF: \$916  
 Valuated Price: \$1,951,000  
 Valuated PPSF: \$966

*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: 12  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

## Building Association Information

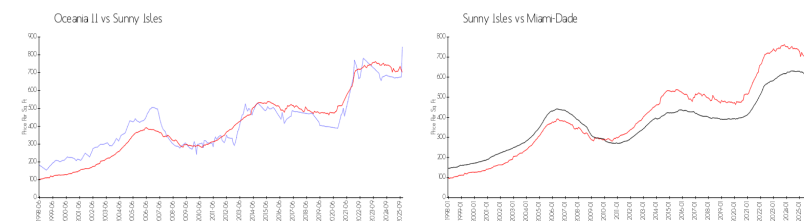
Oceania Two Condo Assn Inc  
 (305) 354-8326

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2322	1,260 sq ft	Nov 2025	\$885,000	\$702
2228	1,760 sq ft	Oct 2025	\$1,000,000	\$568
1422	1,260 sq ft	Oct 2025	\$630,000	\$500
1921	2,430 sq ft	Oct 2025	\$1,700,000	\$700
925	1,460 sq ft	Oct 2025	\$1,125,000	\$771
1426	2,020 sq ft	Oct 2025	\$1,405,000	\$696

## Market Information



Oceania II:	\$844/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Oceania II	3%
Sunny Isles	7%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

Oceania II	53 days
Sunny Isles	113 days
Miami-Dade	77 days