

Unit 526 - Oceania II

526 - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11877382
Status:	Active
Size:	2,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,795,000
List PPSF:	\$889
Valuated Price:	\$1,647,000
Valuated PPSF:	\$815

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

Building Association Information

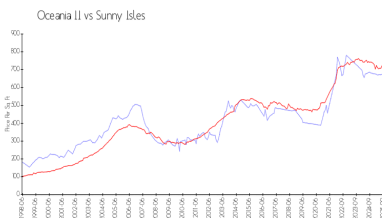
Oceania Two Condo Assn Inc
(305) 354-8326

<https://>

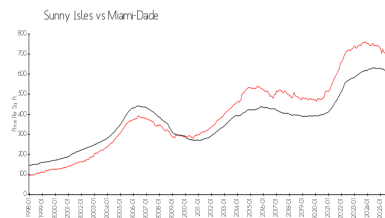
Recent Sales

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	4%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Oceania II
Sunny Isles
Miami-Dade

54 days
113 days
77 days