

Unit 1225 - Oceania II

1225 - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11527344
 Status: Active
 Size: 1,460 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$920,000
 List PPSF: \$630
 Valuated Price: \$873,000
 Valuated PPSF: \$598

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: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

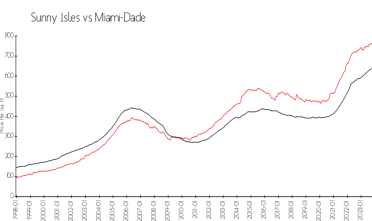
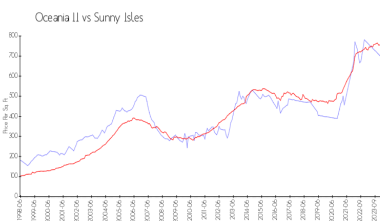
Building Association Information

Oceania Two Condo Assn Inc
 (305) 354-8326

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1528	1,760 sq ft	Apr 2024	\$1,035,000	\$588
2124	1,760 sq ft	Mar 2024	\$1,120,000	\$636
728	1,760 sq ft	Aug 2023	\$960,000	\$545
1528	1,760 sq ft	May 2023	\$975,000	\$554

Market Information



Oceania II: \$656/sq. ft. Sunny Isles: \$746/sq. ft.
 Sunny Isles: \$746/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Oceania II: 3%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Oceania II
Sunny Isles
Miami-Dade

82 days
113 days
81 days