

# Unit 1421 - Oceania II

1421 - 16445 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11541309  
 Status: Active  
 Size: 2,430 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$2,195,000  
 List PPSF: \$903  
 Valuated Price: \$1,752,000  
 Valuated PPSF: \$721

*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

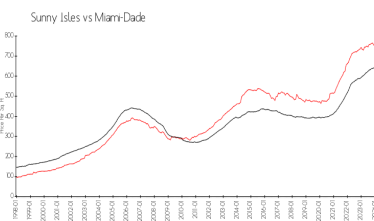
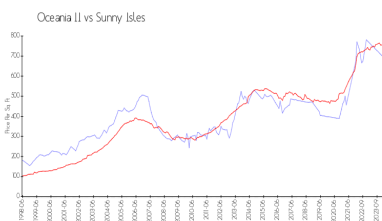
## Building Association Information

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