

Comparative Market Analysis

Property Type is one of 'Single Family', 'Condo/Co-Op/Villa/Townhouse' Status is 'Closed Sale' Status Contractual Search Date is 03/15/2017 to 09/16/2016 Street Number is like '16425**' Street Name is like 'collins**' Street Number is like '16445**' Street Name is like 'collins**' Street Number is like '16485**' Street Name is like 'collins**' Street Number is like '16400**' Street Name is like 'collins**' Street Number is like '16500**' Street Name is like 'collins**'

Condo/Co-Op/Villa/Townhouse

Closed Sale Properties

RE2	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10065669	16400 Collins Ave #1745	Oceania IV	22	2	2	1,530	1,530	1995	\$356.21	\$696,800	\$517,500	\$545,000	78.21	10/11/16	133
2	F1368501	16500 Collins Ave #2552	Oceania V	22	2	2/0	1,364	1,364	2002	\$403.23	\$780,000	\$550,000	\$550,000	70.51	12/19/16	356
3	A10098925	16445 Collins Ave #624	OCEANIA II	22	2	2	1,753	1,753	1993	\$342.27	\$750,000	\$650,000	\$600,000	80.00	10/24/16	94
4	A10005037	16425 Collins Ave #2712	Oceania	22	2	2	1,520	1,520	1990	\$430.92	\$799,900	\$715,000	\$655,000	81.89	09/30/16	273
5	A10143906	16485 Collins Ave #1438	Oceania III	22	2	2	1,760	1,760	1991	\$431.82	\$840,000	\$800,000	\$760,000	90.48	12/15/16	10
6	A2192428	16425 COLLINS AV #2714	oceania1	22	2	2/0	1,760	1,760	1990	\$468.75	\$989,000	\$849,000	\$825,000	83.42	11/03/16	331
7	A2191283	16485 COLLINS AV #331	OCEANIA III	22	3	2/1	2,430	2,430	1991	\$345.68	\$1,150,000	\$899,000	\$840,000	73.04	02/01/17	332
8	A10170288	16485 Collins Ave #1934	Oceania III	22	3	2	1,760	1,760	1991	\$497.16	\$959,000	\$959,000	\$875,000	91.24	02/21/17	112
9	A2211055	16445 COLLINS AV #2326	Oceania II	22	2	2/1	2,020	2,020	1993	\$507.43	\$1,350,000	\$1,180,000	\$1,025,000	75.93	12/02/16	325
10	H928353	16485 COLLINS AV #2236	Oceania III Condominium	22	2	2/1	2,020	2,020	1991	\$539.60	\$1,300,000	\$1,090,000	\$1,090,000	83.85	01/30/17	467

Closed Sale Totals

Listing Count :	10	Averages:		1,792	1,792	1993	\$432.31	\$961,470	\$820,950	\$776,500	80.86	243
		Price :					High	\$1,090,000	Low	\$545,000	Median	\$792,500

Grand Totals

Count :	10	Averages:	\$/SqFt: \$432.31	ADOM: 262	OP: \$961,470	LP: \$820,950	SP: \$776,500
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Presented By: Stephanie Hirschenson

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. // Copyright © 2017 Miami Association of REALTORS®. All rights reserved.