

# Unit 538 - Oceania III

538 - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11548431
Status:	Cancelled
Size:	1,760 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,300,300
List PPSF:	\$739
Valuated Price:	\$996,000
Valuated PPSF:	\$566

*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:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

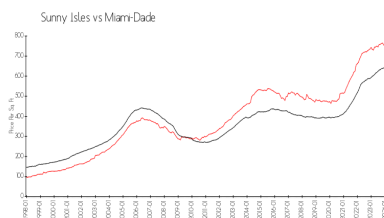
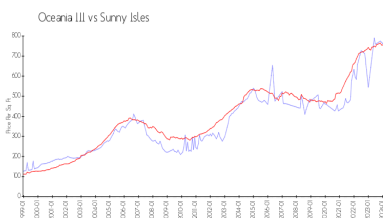
## Building Association Information

Oceania III Condo Association  
(305) 919-8668

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1236	2,020 sq ft	Apr 2024	\$1,300,000	\$644
631	2,430 sq ft	Mar 2024	\$1,700,000	\$700
1034	1,760 sq ft	Feb 2024	\$982,000	\$558
2231	2,430 sq ft	Jan 2024	\$1,915,000	\$788
1738	1,760 sq ft	Jan 2024	\$1,100,000	\$625

## Market Information



Oceania III:	\$749/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Oceania III	4%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Oceania III  
Sunny Isles  
Miami-Dade

66 days  
114 days  
81 days