

# Unit 538 - Oceania III

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

## Unit Information

MLS Number: A11548431  
 Status: Active  
 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: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

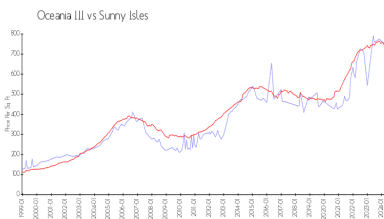
## Building Association Information

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: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.      Miami-Dade: \$698/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

77 days  
113 days  
81 days