

Unit PH35C - Oceania III

PH35C - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11570642
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,250,000
List PPSF:	\$856
Valuated Price:	\$1,129,000
Valuated PPSF:	\$773

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:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

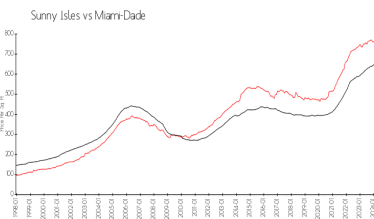
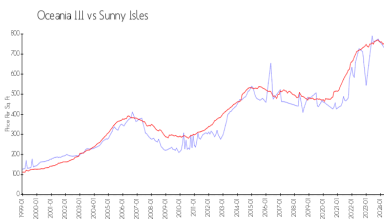
Building Association Information

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:	\$724/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/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

67 days
116 days
82 days