

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

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|--|-----|
| 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: | 1 |

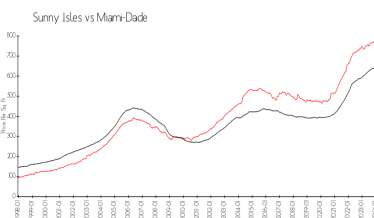
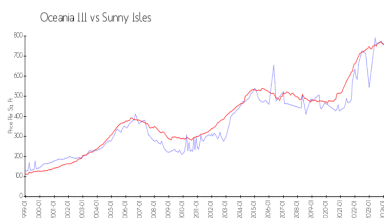
Building Association Information

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