

# Unit 1632 - Oceania III

1632 - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11599684
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$899,000
List PPSF:	\$713
Valuated Price:	\$899,000
Valuated PPSF:	\$713

*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:	3
Number of sales over the last 3 months:	2

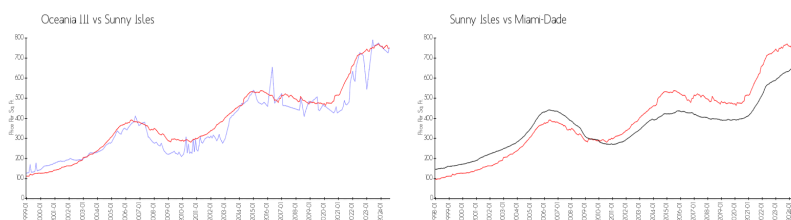
## Building Association Information

Oceania III Condo Association  
(305) 919-8668

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2136	2,020 sq ft	Sep 2024	\$1,500,000	\$743
1731	2,430 sq ft	Jul 2024	\$1,875,000	\$772
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

## Market Information



Oceania III:	\$753/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Oceania III	4%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Oceania III	47 days
Sunny Isles	116 days
Miami-Dade	85 days

