

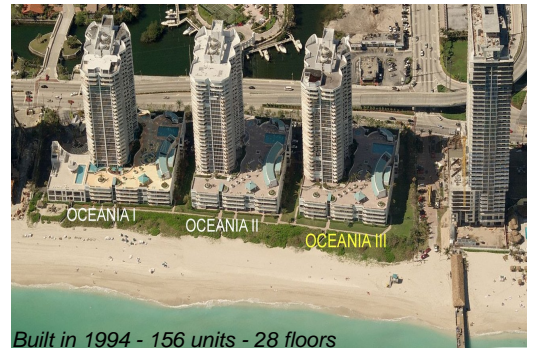
Unit OS34C - Oceania III

OS34C - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11650622
Status:	Active
Size:	2,490 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$2,495,000
List PPSF:	\$1,002
Valuated Price:	\$1,955,000
Valuated PPSF:	\$785

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:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

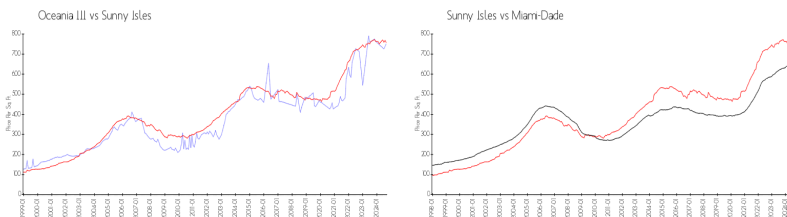
Building Association Information

Oceania III Condo Association
(305) 919-8668

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$752/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Oceania III	5%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Oceania III	49 days
Sunny Isles	112 days
Miami-Dade	86 days