

# Unit 2538 - Oceania III

2538 - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11663302  
 Status: Active  
 Size: 1,760 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View: Intracoastal View,Ocean View,Water View  
 Rental Price: \$5,900  
 List PPSF: \$3  
 Valuated Price: \$1,221,000  
 Valuated PPSF: \$694

*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.*

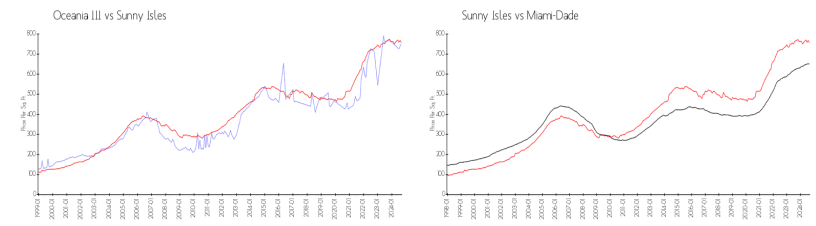
## Building Information

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

## 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: 111 days  
 Miami-Dade: 86 days

