Unit PH35C - Oceania III

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

Unit Information

MLS Number:	A11679053
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:	$1,174,000
Valuated PPSF:	$804

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.

Built in 1994 - 156 units - 28 floors

Building Information

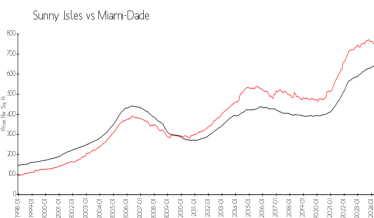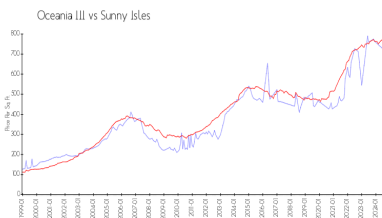|	
Number of units:	165
Number of active listings for rent:	4
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

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