

# Unit 1856 - Oceania V

1856 - 16500 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11680020  
 Status: Active  
 Size: 2,340 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,599,000  
 List PPSF: \$683  
 Valuated Price: \$1,330,000  
 Valuated PPSF: \$568

*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: 157  
 Number of active listings for rent: 2  
 Number of active listings for sale: 17  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

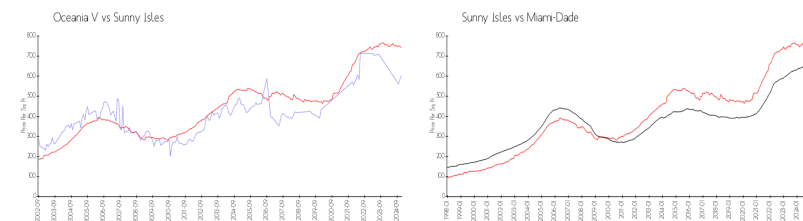
## Building Association Information

Oceania V A Condominium Association  
 (305) 944-7700

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH-6	3,479 sq ft	Oct 2024	\$1,660,000	\$477
2554	1,786 sq ft	May 2024	\$1,100,000	\$616

## Market Information



Oceania V:	\$599/sq. ft.	Sunny Isles:	\$742/sq. ft.
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## Inventory for Sale

Oceania V: 11%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Oceania V: 78 days  
 Sunny Isles: 116 days  
 Miami-Dade: 91 days

