

Unit 2438 - Oceania III

2438 - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11681633
 Status: Active
 Size: 1,760 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$1,499,000
 List PPSF: \$852
 Valuated Price: \$1,122,000
 Valuated PPSF: \$638

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: 11
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

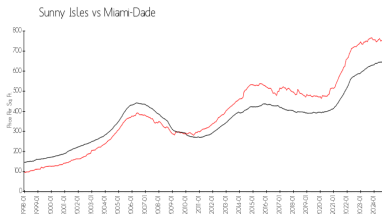
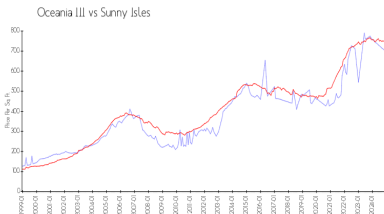
Building Association Information

Oceania III Condo Association
 (305) 919-8668

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
431	2,430 sq ft	Jan 2025	\$1,650,000	\$679
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

Market Information



Oceania III: \$699/sq. ft.
 Sunny Isles: \$742/sq. ft.
 Sunny Isles: \$742/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Oceania III: 37 days
 Sunny Isles: 116 days
 Miami-Dade: 90 days

