

# Unit 652 - Oceania V

652 - 16500 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11813342
Status:	Active
Size:	1,604 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$1,150,000
List PPSF:	\$717
Valuated Price:	\$904,000
Valuated PPSF:	\$564

*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:	11
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

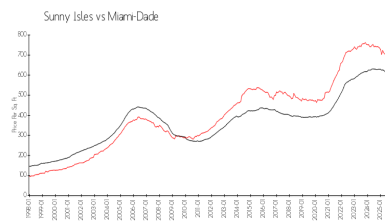
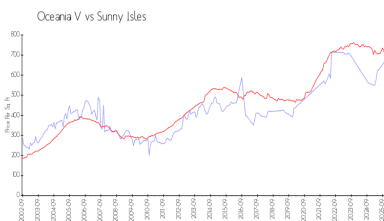
Oceania V A Condominium Association  
(305) 944-7700

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2551	2,384 sq ft	Jun 2025	\$1,520,000	\$638
2651	2,384 sq ft	May 2025	\$1,550,000	\$650
1752	1,604 sq ft	May 2025	\$920,000	\$574
2454	1,786 sq ft	May 2025	\$1,250,000	\$700
2354	1,786 sq ft	Mar 2025	\$1,175,000	\$658

## Market Information



Oceania V:	\$670/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Oceania V	7%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Oceania V	133 days
-----------	----------



Sunny Isles  
Miami-Dade

113 days  
77 days