

# Unit TH-10 - Oceania V

TH-10 - 16500 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11819821                                    |
| Status:         | Active                                       |
| Size:           | 3,774 Sq ft.                                 |
| Bedrooms:       | 3  |
| Full Bathrooms: | 4  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 2 Or More Spaces,Guest Parking,Valet Parking |
| View:           |  |
| List Price:     | \$2,389,000                                  |
| List PPSF:      | \$633  |
| Valuated Price: | \$1,738,000                                  |
| Valuated PPSF:  | \$461  |

*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

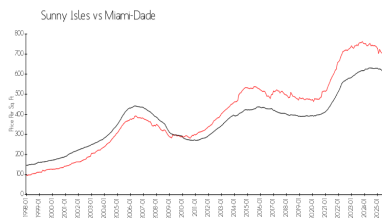
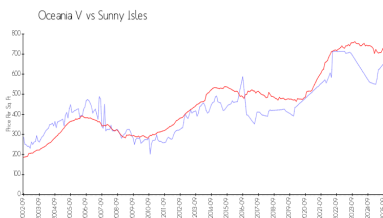
Oceania V A Condominium Association  
(305) 944-7700

<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  
Sunny Isles  
Miami-Dade

133 days  
113 days  
77 days