

Unit 1236 - Oceania III

1236 - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11914729
Status:	Active
Size:	2,020 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$1,999,000
List PPSF:	\$990
Valuated Price:	\$1,524,000
Valuated PPSF:	\$754

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:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

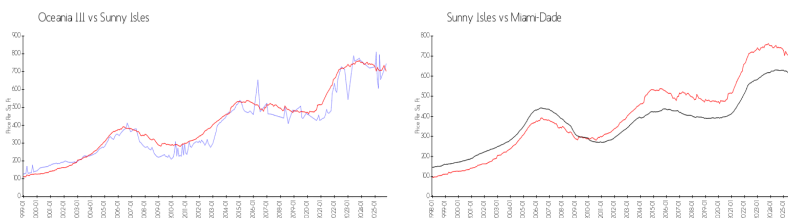
Oceania III Condo Association
(305) 919-8668

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1632	1,260 sq ft	Dec 2025	\$830,000	\$659
WS6C	2,220 sq ft	Oct 2025	\$1,600,000	\$721
838	1,760 sq ft	Jun 2025	\$900,000	\$511
2236	2,020 sq ft	May 2025	\$1,350,000	\$668
636	2,020 sq ft	May 2025	\$2,045,000	\$1,012

Market Information



Oceania III:	\$745/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Oceania III	3%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Oceania III
Sunny Isles
Miami-Dade

59 days
113 days
77 days