

Unit 838 - Oceania III

838 - 16485 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11520555
 Status: Active
 Size: 1,760 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,150,000
 List PPSF: \$653
 Valuated Price: \$1,026,000
 Valuated PPSF: \$583

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: 7
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

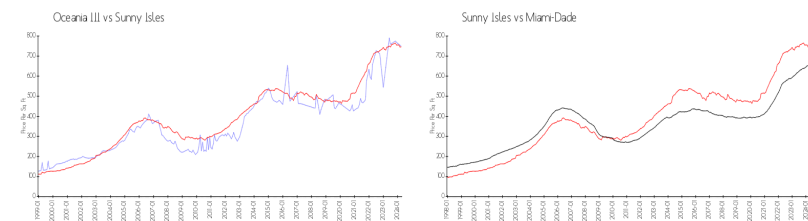
Building Association Information

Oceania III Condo Association
 (305) 919-8668

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1236	2,020 sq ft	Apr 2024	\$1,300,000	\$644
631	2,430 sq ft	Mar 2024	\$1,700,000	\$700
1034	1,760 sq ft	Feb 2024	\$982,000	\$558
2231	2,430 sq ft	Jan 2024	\$1,915,000	\$788
1738	1,760 sq ft	Jan 2024	\$1,100,000	\$625

Market Information



Oceania III: \$749/sq. ft.
 Sunny Isles: \$746/sq. ft.
 Sunny Isles: \$746/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Oceania III 4%
 Sunny Isles 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Oceania III
Sunny Isles
Miami-Dade

66 days
113 days
81 days