

# Unit PH45 - Oceania IV

PH45 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11486218
Status:	Active
Size:	2,760 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking,Valet Parking
View:	
List Price:	\$2,190,000
List PPSF:	\$793
Valuated Price:	\$2,633,000
Valuated PPSF:	\$954

*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:	158
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

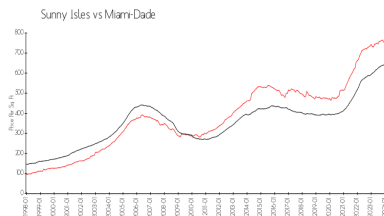
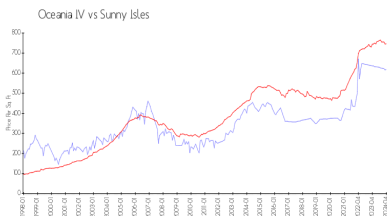
## Building Association Information

Oceania Tower 4 Condo Assn dwelling  
operator: (305) 947-1068

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1241	2,340 sq ft	Apr 2024	\$1,430,000	\$611
PH41	4,150 sq ft	Mar 2024	\$2,350,000	\$566
1746	2,340 sq ft	Oct 2023	\$1,325,000	\$566
1244	1,760 sq ft	Oct 2023	\$1,350,000	\$767
2445	1,990 sq ft	Jun 2023	\$1,255,000	\$631
2245	1,990 sq ft	Jun 2023	\$1,050,000	\$528
542	1,530 sq ft	Jun 2023	\$830,000	\$542

## Market Information



Oceania IV:	\$620/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Oceania IV	5%
Sunny Isles	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Oceania IV	114 days
Sunny Isles	113 days
Miami-Dade	81 days