

Unit 646 - Oceania IV

646 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11446092
 Status: Active
 Size: 2,340 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,250,000
 List PPSF: \$534
 Valuated Price: \$1,225,000
 Valuated PPSF: \$524

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: 10
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 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

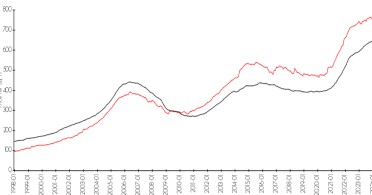
Unit #	Size	Closing Date	Sale Price	PPSF
1241	2,340 sq ft	Apr 2024	\$1,430,000	\$611
PH41	4,150 sq ft	Mar 2024	\$2,350,000	\$566
1746	2,340 sq ft	Oct 2023	\$1,325,000	\$566
1244	1,760 sq ft	Oct 2023	\$1,350,000	\$767
2445	1,990 sq ft	Jun 2023	\$1,255,000	\$631
2245	1,990 sq ft	Jun 2023	\$1,050,000	\$528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

Market Information

Oceania IV vs Sunny Isles



Sunny Isles vs Miami-Dade



Oceania IV: \$620/sq. ft.
 Sunny Isles: \$743/sq. ft.

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 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Oceania IV: 6%
 Sunny Isles: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Oceania IV	103 days
Sunny Isles	113 days
Miami-Dade	81 days