

# Unit 2743 - Oceania IV

2743 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11483933  
 Status: Active  
 Size: 1,760 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,490,000  
 List PPSF: \$847  
 Valuated Price: \$1,193,000  
 Valuated PPSF: \$677

*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

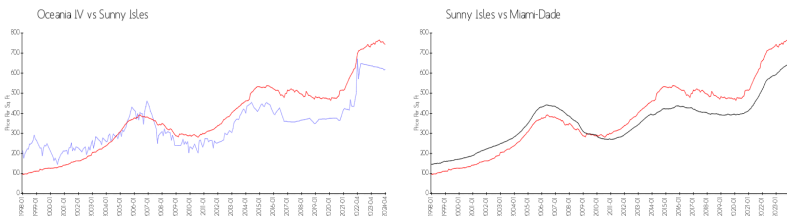
## Building Association Information

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