

Unit 1542 - Oceania IV

1542 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11614755
Status:	Active
Size:	1,530 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,300,000
List PPSF:	\$850
Valuated Price:	\$1,028,000
Valuated PPSF:	\$672

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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

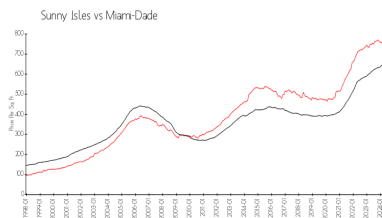
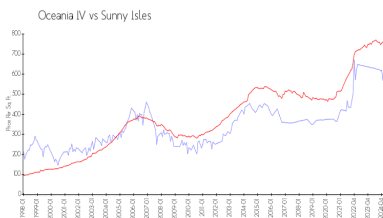
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
946	2,340 sq ft	Jun 2024	\$1,325,000	\$566
1046	2,340 sq ft	Jun 2024	\$1,390,000	\$594
1446	2,340 sq ft	May 2024	\$1,220,000	\$521
1241	2,340 sq ft	Apr 2024	\$1,430,000	\$611
PH41	4,150 sq ft	Mar 2024	\$2,350,000	\$566

Market Information



Oceania IV:	\$632/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Oceania IV	7%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Oceania IV	125 days
Sunny Isles	116 days
Miami-Dade	85 days

