

# Unit 2241 - Oceania IV

2241 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11642910  
 Status: Active  
 Size: 2,340 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,550,000  
 List PPSF: \$662  
 Valuated Price: \$1,544,000  
 Valuated PPSF: \$660

*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: 2  
 Number of sales over the last 3 months: 1

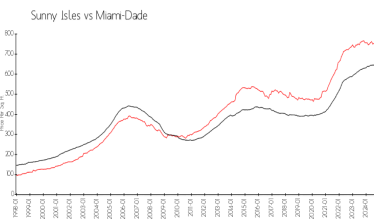
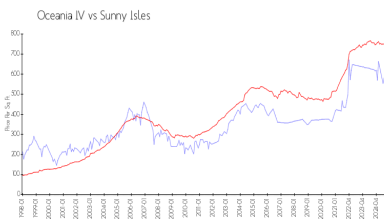
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1042	1,530 sq ft	Dec 2024	\$900,000	\$588
2641	2,340 sq ft	Oct 2024	\$1,470,000	\$628
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

## Market Information



Oceania IV: \$605/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Oceania IV: 7%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Oceania IV: 59 days  
 Sunny Isles: 116 days  
 Miami-Dade: 91 days

