

Unit 646 - Oceania IV

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

Unit Information

MLS Number: A11646771
 Status: Active
 Size: 2,340 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: Additional Spaces Available,Assigned Parking,Covered Parking,Deeded Parking
 View:
 List Price: \$1,220,000
 List PPSF: \$521
 Valuated Price: \$1,238,000
 Valuated PPSF: \$529

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: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

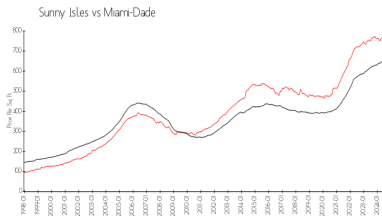
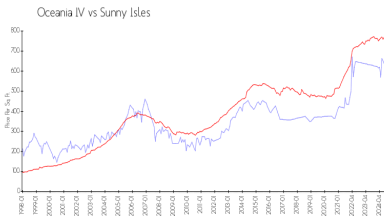
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1241	2,340 sq ft	Apr 2024	\$1,430,000	\$611

Market Information



Oceania IV: \$627/sq. ft. Sunny Isles: \$757/sq. ft.
 Sunny Isles: \$757/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Oceania IV: 57 days
 Sunny Isles: 111 days
 Miami-Dade: 86 days

