

Unit 744 - Oceania IV

744 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11753413
Status:	Active
Size:	1,760 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$1,099,000
List PPSF:	\$624
Valuated Price:	\$822,000
Valuated PPSF:	\$467

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:	4
Number of sales over the last 3 months:	1

Building Association Information

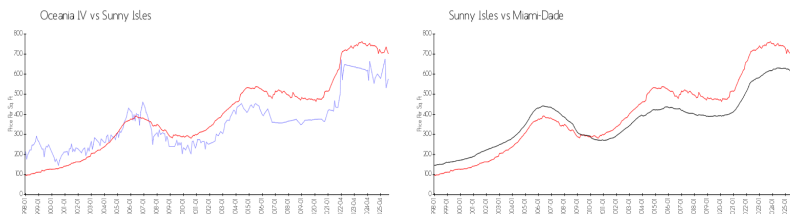
Oceania Tower 4 Condo Assn dwelling
operator: (305) 947-1068

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1846	2,340 sq ft	Sep 2025	\$1,170,000	\$500
841	2,340 sq ft	Sep 2025	\$1,200,000	\$513
1444	1,760 sq ft	Aug 2025	\$1,029,000	\$585
2241	2,340 sq ft	Apr 2025	\$1,475,000	\$630
843	1,760 sq ft	Feb 2025	\$894,000	\$508
2542	1,530 sq ft	Feb 2025	\$1,150,000	\$752

Market Information



Oceania IV:	\$576/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Oceania IV
Sunny Isles
Miami-Dade

114 days
113 days
77 days