

# Unit 2342 - Oceania IV

2342 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11908198  
Status: Active  
Size: 1,530 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 2 Or More Spaces,Assigned  
Parking,Covered Parking

View:  
List Price: \$964,900  
List PPSF: \$631  
Valuated Price: \$1,014,000  
Valuated PPSF: \$663

*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: 9  
Number of sales over the last 6 months: 5  
Number of sales over the last 3 months: 2

## Building Association Information

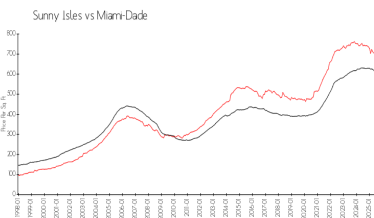
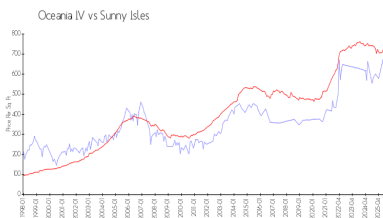
Oceania Tower 4 Condo Assn dwelling  
operator: (305) 947-1068

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2146	1,890 sq ft	Dec 2025	\$850,000	\$450
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

## 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: 6%  
Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Oceania IV  
Sunny Isles  
Miami-Dade

114 days  
113 days  
77 days