

Unit 1046 - Oceania IV

1046 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|-----------------------|
| MLS Number: | RX-10903966 |
| Status: | Active Under Contract |
| Size: | 2,340 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned |
| View: | Intracoastal,Marina |
| List Price: | \$1,550,000 |
| List PPSF: | \$662 |
| Valuated Price: | \$1,274,000 |
| Valuated PPSF: | \$544 |

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

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|--|-----|
| Number of units: | 158 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 5% |
| 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: | 2 |

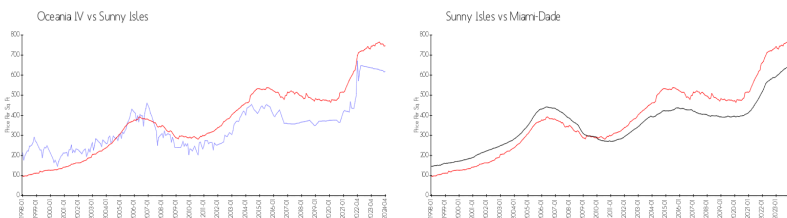
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1241 | 2,340 sq ft | Apr 2024 | \$1,430,000 | \$611 |
| PH41 | 4,150 sq ft | Mar 2024 | \$2,350,000 | \$566 |
| 1746 | 2,340 sq ft | Oct 2023 | \$1,325,000 | \$566 |
| 1244 | 1,760 sq ft | Oct 2023 | \$1,350,000 | \$767 |
| 2445 | 1,990 sq ft | Jun 2023 | \$1,255,000 | \$631 |
| 2245 | 1,990 sq ft | Jun 2023 | \$1,050,000 | \$528 |
| 542 | 1,530 sq ft | Jun 2023 | \$830,000 | \$542 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Oceania IV: | \$620/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Oceania IV | 5% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Oceania IV | 114 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |