

Unit 1046 - Oceania IV

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

Unit Information

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

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

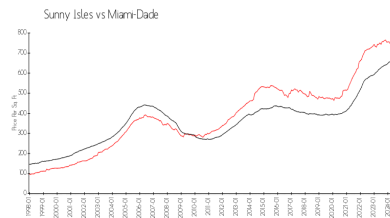
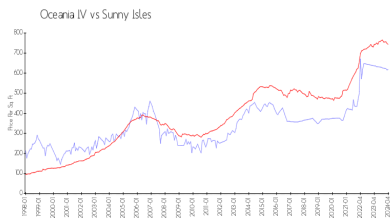
Building Association Information

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:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Oceania IV	6%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Oceania IV	103 days
Sunny Isles	113 days
Miami-Dade	81 days