

# Unit 1644 - Oceania IV

1644 - 16400 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11555767  
 Status: Active  
 Size: 1,760 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View: Canal, Ocean View, Water View  
 Rental Price: \$7,900  
 List PPSF: \$4  
 Valued Price: \$967,000  
 Valued PPSF: \$549

*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.*

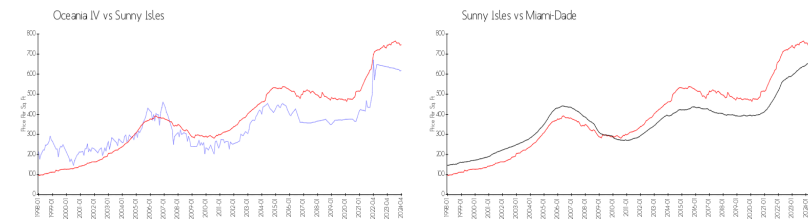
## Building Information

Number of units: 158  
 Number of active listings for rent: 4  
 Number of active listings for sale: 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

## Market Information



Oceania IV:	\$620/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/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

