

# Unit 307 - Ocean Point

307 - 345 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11288003                                       |
| Status:         | Active  |
| Size:           | 656 Sq ft.                                      |
| Bedrooms:       | 1   |
| Full Bathrooms: | 1   |
| Half Bathrooms: |   |
| Parking Spaces: | 1 Space,Assigned Parking,Parking-Under Building |
| View:           |   |
| List Price:     | \$595,900                                       |
| List PPSF:      | \$908   |
| Valuated Price: | \$537,000                                       |
| Valuated PPSF:  | \$819   |

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:                         | 237 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

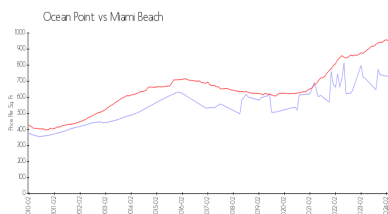
## Building Association Information

Ocean Point Association  
Address: 345 Ocean Dr,  
Miami Beach, FL 33139,  
Phone: +1 305-673-0716

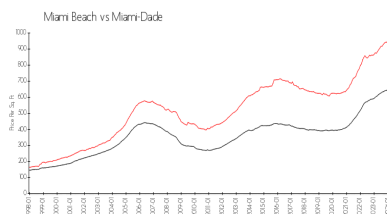
## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 219    | 659 sq ft | Apr 2024     | \$349,000  | \$530 |
| 421    | 656 sq ft | Mar 2024     | \$425,000  | \$648 |
| 507    | 656 sq ft | Nov 2023     | \$390,000  | \$595 |
| 708    | 659 sq ft | Oct 2023     | \$515,000  | \$781 |
| 525    | 605 sq ft | Sep 2023     | \$370,000  | \$612 |

## Market Information



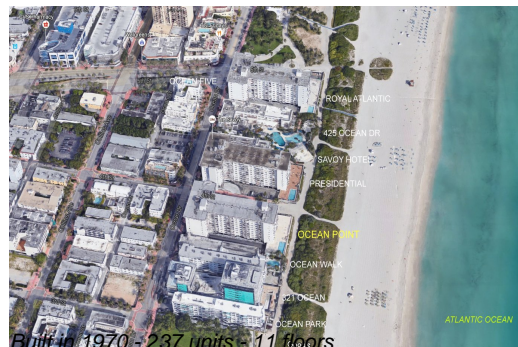
Ocean Point: \$841/sq. ft.  
Miami Beach: \$952/sq. ft.



Miami Beach: \$952/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

|             |    |
|-------------|----|
| Ocean Point | 1% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



**Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Ocean Point | 95 days |
| Miami Beach | 98 days |
| Miami-Dade  | 81 days |