

# Unit 2606 - Ocean Point Beach Club

2606 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11334427  
 Status: Active  
 Size: 960 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$620,000  
 List PPSF: \$646  
 Valuated Price: \$620,000  
 Valuated PPSF: \$646

*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: 166  
 Number of active listings for rent: 4  
 Number of active listings for sale: 9  
 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

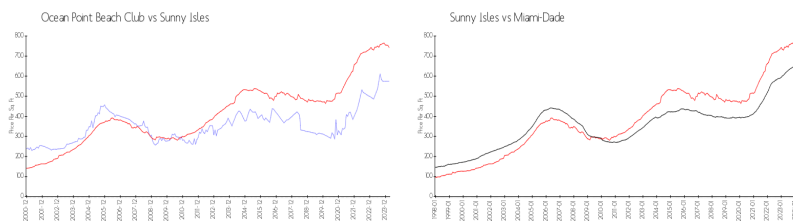
## Building Association Information

Ocean Point Beach Club Mntnc  
 17375 Collins Ave, Sunny Isles Beach, FL 33160  
 (786) 528-2521

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1902	1,430 sq ft	Mar 2024	\$900,000	\$629
2105	990 sq ft	Mar 2024	\$459,000	\$464
2304	930 sq ft	Oct 2023	\$490,000	\$527
2706	960 sq ft	Oct 2023	\$550,000	\$573
1601	1,470 sq ft	Sep 2023	\$950,000	\$646

## Market Information



Ocean Point Beach Club:	\$575/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Ocean Point Beach Club: 5%  
 Sunny Isles: 5%  
 Miami-Dade: 3%



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

Ocean Point Beach Club	199 days
Sunny Isles	114 days
Miami-Dade	81 days