

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:	\$621,000
Valuated PPSF:	\$647

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

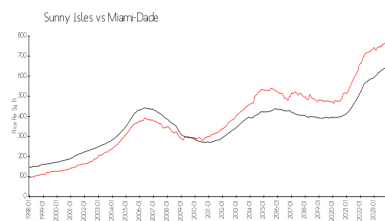
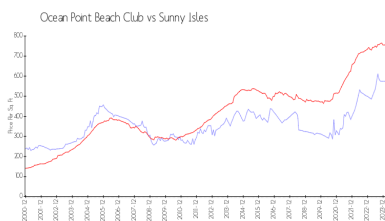
Building Association Information

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

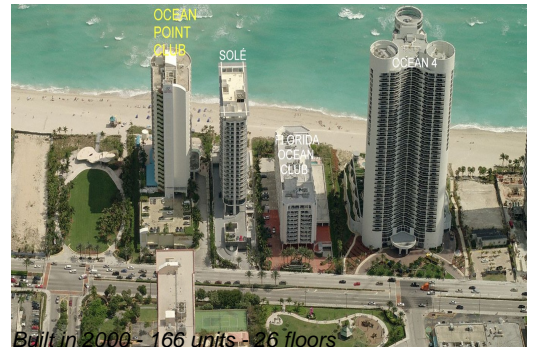
Market Information



Ocean Point Beach Club:	\$576/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/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