

Unit 1603 - 57 Ocean

1603 - 5775 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11473645
Status:	Active
Size:	3,346 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$15,495,000
List PPSF:	\$4,631
Valuated Price:	\$13,489,000
Valuated PPSF:	\$4,031

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:	69
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

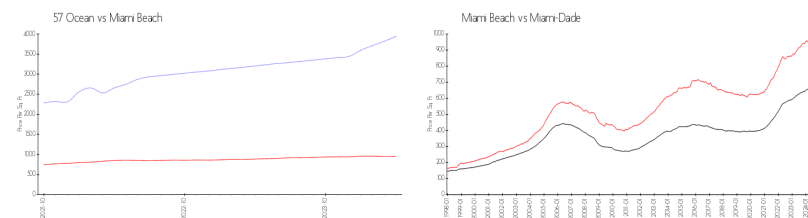
57 Ocean Condominium Association, Inc.
5775 Collins Ave
Miami Beach, FL33140

<https://www.57ocean.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-2	6,461 sq ft	Apr 2024	\$25,000,000	\$3,869
1205	1,245 sq ft	Mar 2024	\$2,750,000	\$2,209
303	2,903 sq ft	Dec 2023	\$8,765,000	\$3,019
701	1,972 sq ft	Aug 2023	\$7,100,000	\$3,600
504	1,262 sq ft	Aug 2023	\$2,250,000	\$1,783

Market Information



57 Ocean:	\$3941/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

57 Ocean	6%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

57 Ocean	69 days
Miami Beach	98 days
Miami-Dade	81 days