

# Unit 1208 - Ocean Blue

1208 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11488883  
 Status: Active  
 Size: 857 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building  
 View:  
 List Price: \$515,000  
 List PPSF: \$601  
 Valuated Price: \$428,000  
 Valuated PPSF: \$499

*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: 104  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

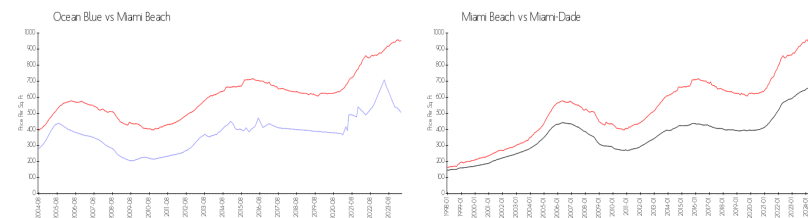
## Building Association Information

OCEANBLUE CONDOMINIUM  
 ASSOCIATION OF MIAMI BEACH, INC.  
 7600 Collins Ave,  
 Miami Beach, FL 33141  
 (305) 868-7100

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
417	1,445 sq ft	Feb 2024	\$735,000	\$509
1001	1,168 sq ft	Dec 2023	\$610,000	\$522
709	961 sq ft	Oct 2023	\$355,000	\$369

## Market Information



Ocean Blue: \$505/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Ocean Blue: 4%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

Ocean Blue	42 days
Miami Beach	98 days
Miami-Dade	81 days