

# Unit 404 - 1390 Ocean Drive

404 - 1390 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11524982  
 Status: Active  
 Size: 653 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: None  
 View:  
 List Price: \$305,000  
 List PPSF: \$467  
 Valuated Price: \$290,000  
 Valuated PPSF: \$444

*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: 33  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

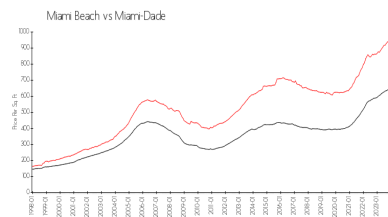
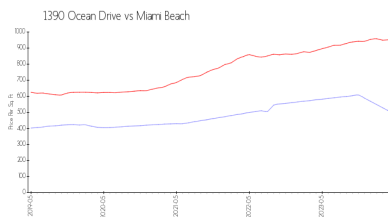
## Building Association Information

1390 Ocean Drive  
 Condominium Association, Inc  
 1125 Washington Avenue  
 Miami Beach, FL 33139  
 (305) 532-7368

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	540 sq ft	Nov 2023	\$290,000	\$537
306	571 sq ft	Sep 2023	\$285,000	\$499
204	653 sq ft	Jun 2023	\$312,000	\$478

## Market Information

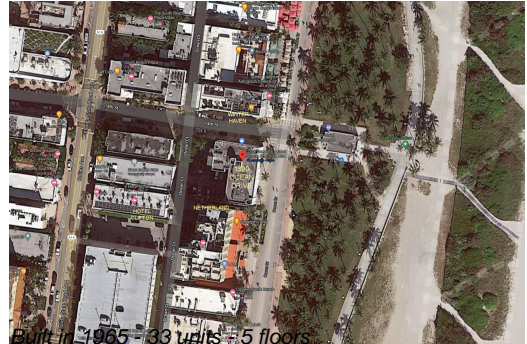


1390 Ocean Drive: \$508/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

1390 Ocean Drive 6%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



1390 Ocean Drive  
Miami Beach  
Miami-Dade

81 days  
98 days  
81 days