

Unit 1901 - Bel Aire on the Ocean

1901 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11530014
 Status: Active
 Size: 819 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$778,000
 List PPSF: \$950
 Valuated Price: \$802,000
 Valuated PPSF: \$979

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: 129
 Number of active listings for rent: 6
 Number of active listings for sale: 5
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

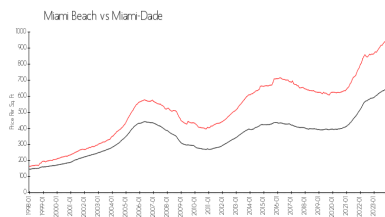
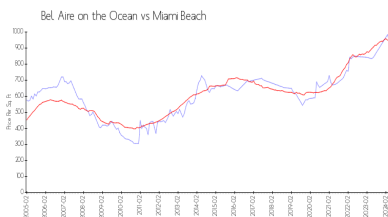
Building Association Information

Belair On Ocean Condo
 (305) 866-4804

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1207	818 sq ft	Apr 2024	\$725,000	\$886
1805	819 sq ft	Mar 2024	\$870,000	\$1,062
1402	1,141 sq ft	Jan 2024	\$1,250,000	\$1,096
1405	819 sq ft	Jun 2023	\$700,000	\$855
810	881 sq ft	May 2023	\$575,000	\$653

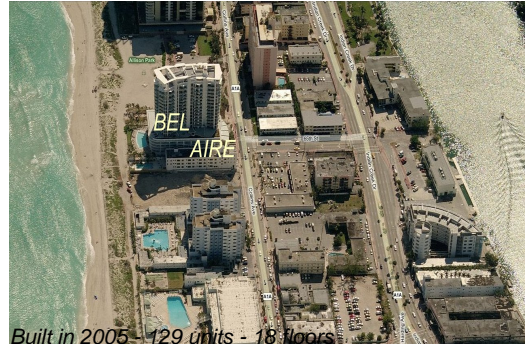
Market Information



Bel Aire on the Ocean:	\$945/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Bel Aire on the Ocean: 4%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Bel Aire on the Ocean	51 days
Miami Beach	98 days
Miami-Dade	81 days