

# Unit 2007 - Ocean Point Beach Club

2007 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11533258  
 Status: Active  
 Size: 1,330 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$838,000  
 List PPSF: \$630  
 Valuated Price: \$810,000  
 Valuated PPSF: \$609

*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

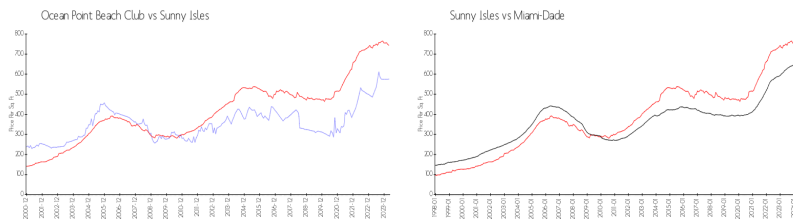
## Building Association Information

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 |

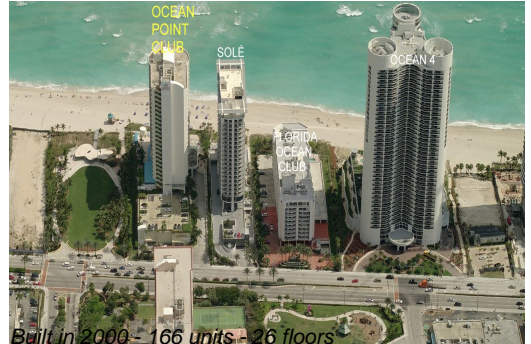
## Market Information



|                         |               |              |               |
|-------------------------|---------------|--------------|---------------|
| 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            | 113 days |
| Miami-Dade             | 81 days  |