

# Unit 1410 - Bel Aire on the Ocean

1410 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11563034  
 Status: Active  
 Size: 881 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$715,000  
 List PPSF: \$812  
 Valuated Price: \$691,000  
 Valuated PPSF: \$784

*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

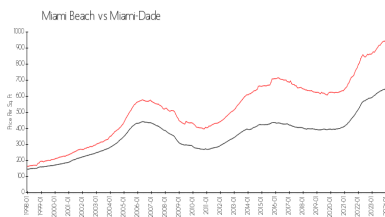
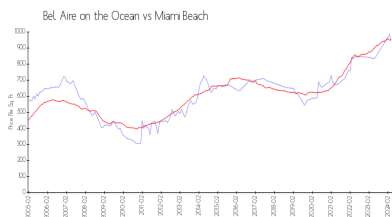
## Building Association Information

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