

Unit 1901 - Ocean Point Beach Club

1901 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11566655
 Status: Active
 Size: 1,470 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,100,000
 List PPSF: \$748
 Valuated Price: \$967,000
 Valuated PPSF: \$658

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

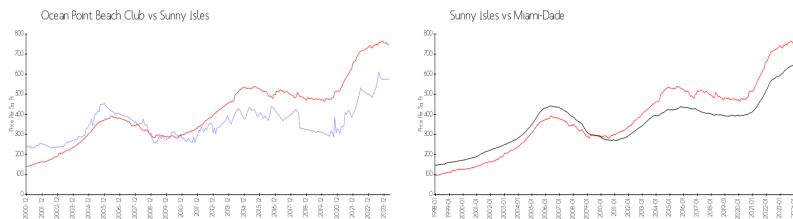
Building Association Information

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

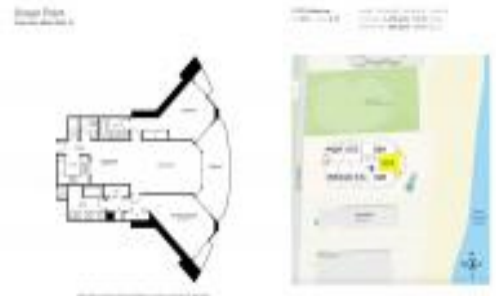
Market Information



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