

# Unit 705 - Ocean Point Beach Club

705 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11590336
Status:	Active
Size:	990 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$509,000
List PPSF:	\$514
Valuated Price:	\$447,000
Valuated PPSF:	\$452

*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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

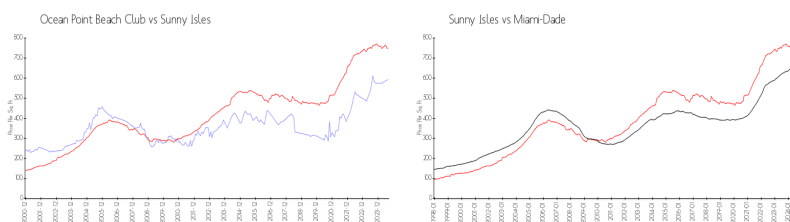
## Building Association Information

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
904	930 sq ft	Aug 2024	\$500,000	\$538
1902	1,430 sq ft	Mar 2024	\$900,000	\$629
2105	990 sq ft	Mar 2024	\$459,000	\$464

## Market Information



Ocean Point Beach Club:	\$594/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Ocean Point Beach Club	5%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ocean Point Beach Club	20 days
Sunny Isles	116 days
Miami-Dade	85 days

