

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: \$540,000
 List PPSF: \$545
 Valuated Price: \$425,000
 Valuated PPSF: \$429

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: 14
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

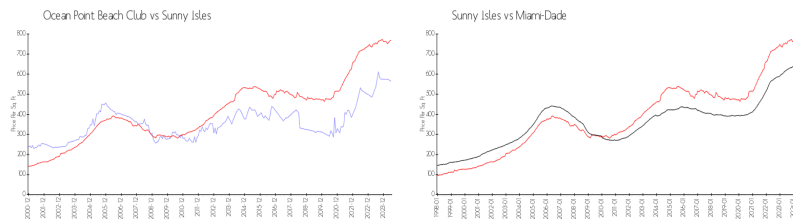
Building Association Information

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:	\$564/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Ocean Point Beach Club: 8%
 Sunny Isles: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Ocean Point Beach Club	75 days
Sunny Isles	117 days
Miami-Dade	83 days