

# Unit 714 - Ocean Point

714 - 345 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11598843                |
| Status:         | Active                   |
| Size:           | 656 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$575,000                |
| List PPSF:      | \$877                    |
| Valuated Price: | \$529,000                |
| Valuated PPSF:  | \$806                    |

*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:                         | 237 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 0   |

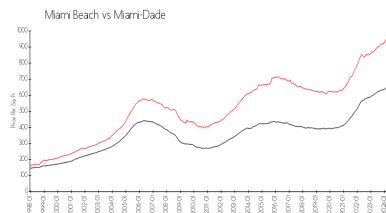
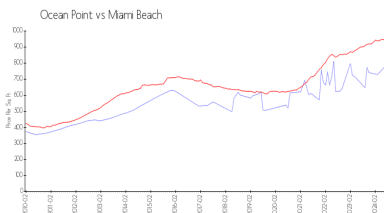
## Building Association Information

Ocean Point Association  
Address: 345 Ocean Dr,  
Miami Beach, FL 33139,  
Phone: +1 305-673-0716

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 901    | 648 sq ft | May 2024     | \$435,000  | \$671 |
| 619    | 659 sq ft | May 2024     | \$525,000  | \$797 |
| 219    | 659 sq ft | Apr 2024     | \$349,000  | \$530 |
| 421    | 656 sq ft | Mar 2024     | \$425,000  | \$648 |
| 507    | 656 sq ft | Nov 2023     | \$390,000  | \$595 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Ocean Point: | \$796/sq. ft. | Miami Beach: | \$943/sq. ft. |
| Miami Beach: | \$943/sq. ft. | Miami-Dade:  | \$696/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Ocean Point | 3% |
| Miami Beach | 4% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Ocean Point | 89 days  |
| Miami Beach | 100 days |

