

Unit 1208 - Ocean Blue

1208 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11598880
 Status: Active
 Size: 857 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building
 View:
 List Price: \$499,999
 List PPSF: \$583
 Valuated Price: \$511,000
 Valuated PPSF: \$596

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: 104
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

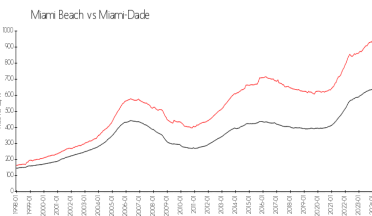
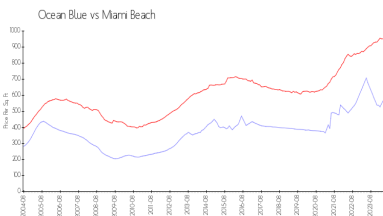
Building Association Information

OCEANBLUE CONDOMINIUM
 ASSOCIATION OF MIAMI BEACH, INC.
 7600 Collins Ave,
 Miami Beach, FL 33141
 (305) 868-7100

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1204	857 sq ft	Jun 2024	\$410,000	\$478
417	1,445 sq ft	Feb 2024	\$735,000	\$509
1001	1,168 sq ft	Dec 2023	\$610,000	\$522
709	961 sq ft	Oct 2023	\$355,000	\$369

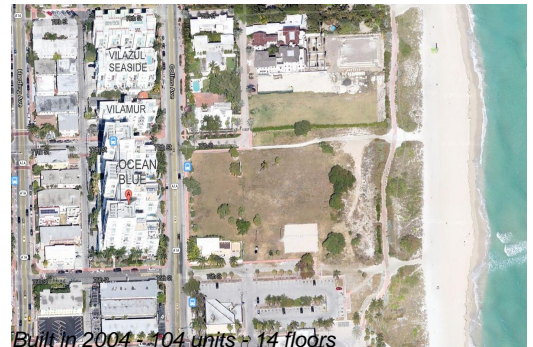
Market Information



Ocean Blue: \$600/sq. ft.
 Miami Beach: \$954/sq. ft.
 Miami Beach: \$954/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Ocean Blue 3%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Ocean Blue	71 days
Miami Beach	99 days
Miami-Dade	83 days