

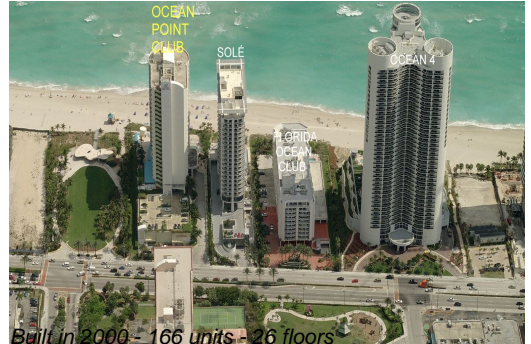
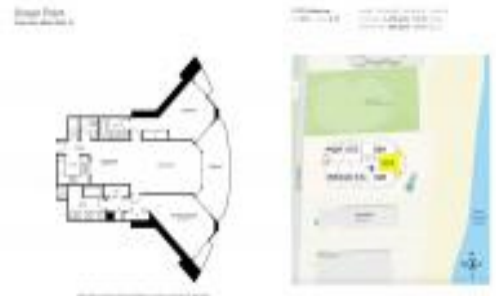
# Unit 1201 - Ocean Point Beach Club

1201 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11619031
Status:	Active
Size:	1,470 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$939,000
List PPSF:	\$639
Valuated Price:	\$883,000
Valuated PPSF:	\$601

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

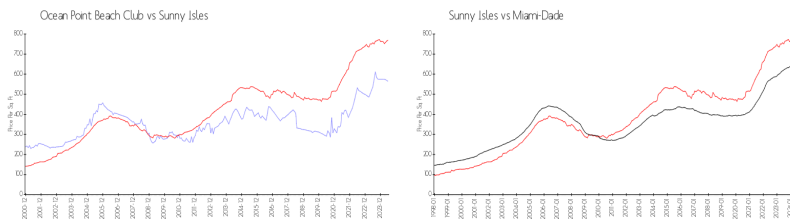
## Building Association Information

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