

Unit 326 - Ocean Point

326 - 345 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11673605
 Status: Active
 Size: 659 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: None, Street Parking
 View:
 List Price: \$1,050,000
 List PPSF: \$1,593
 Valuated Price: \$543,000
 Valuated PPSF: \$824

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: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

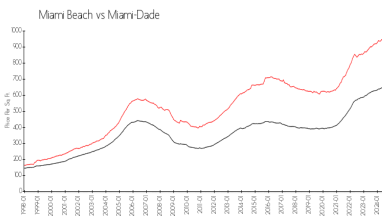
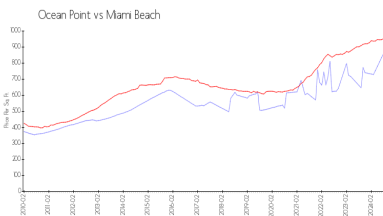
Building Association Information

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
717	688 sq ft	Nov 2024	\$1,000,000	\$1,453
905	662 sq ft	Nov 2024	\$485,000	\$733
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

Market Information



Ocean Point:	\$889/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Ocean Point: 5%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Ocean Point: 75 days
 Miami Beach: 102 days



Miami-Dade

86 days