

Unit 1207 - Ocean Blue

1207 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11684175
 Status: Active
 Size: 790 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$489,000
 List PPSF: \$619
 Valuated Price: \$444,000
 Valuated PPSF: \$562

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: 0

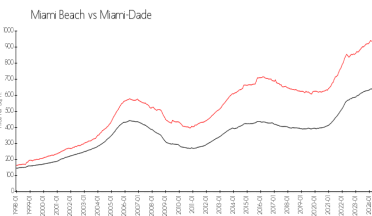
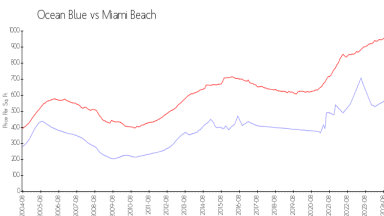
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 1006 | 1,168 sq ft | Aug 2024 | \$525,000 | \$449 |
| 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 |

Market Information



Ocean Blue: \$568/sq. ft. Miami Beach: \$951/sq. ft.
 Miami Beach: \$951/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Ocean Blue: 3%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Ocean Blue: 79 days
 Miami Beach: 102 days



