

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

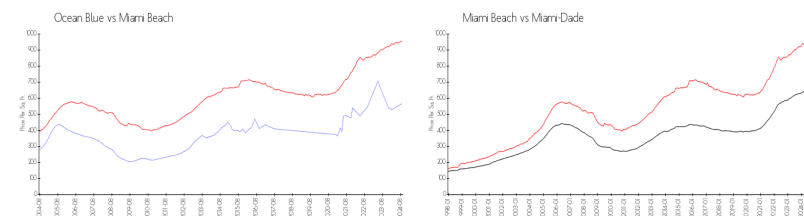
Building Association Information

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



