

Unit 804 - Bel Aire on the Ocean

804 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11687168
Status:	Active
Size:	667 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$749,000
List PPSF:	\$1,123
Valuated Price:	\$552,000
Valuated PPSF:	\$828

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:	129
Number of active listings for rent:	6
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

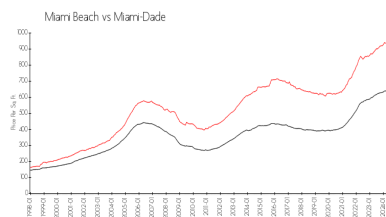
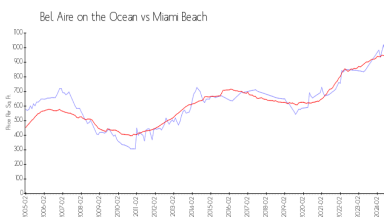
Building Association Information

Belair On Ocean Condo
(305) 866-4804

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	819 sq ft	Jun 2024	\$800,000	\$977
1207	818 sq ft	Apr 2024	\$725,000	\$886
1805	819 sq ft	Mar 2024	\$870,000	\$1,062
1402	1,141 sq ft	Jan 2024	\$1,250,000	\$1,096

Market Information



Bel Aire on the Ocean:	\$846/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Bel Aire on the Ocean	5%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bel Aire on the Ocean	107 days
Miami Beach	102 days
Miami-Dade	86 days

