

# Unit 409 - Oceanfront Plaza

409 - 2625 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11688462  
 Status: Active  
 Size: 1,075 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$455,000  
 List PPSF: \$423  
 Valuated Price: \$691,000  
 Valuated PPSF: \$643

*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: 192  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 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: 1

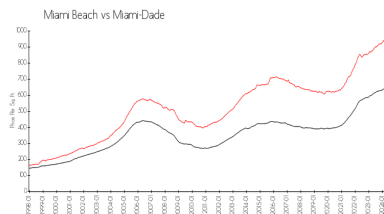
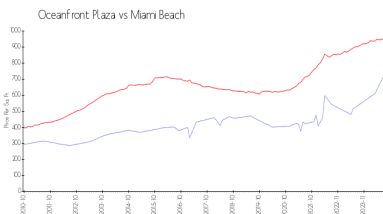
## Building Association Information

Ocean Front Plaza Condo Association  
 Address: 2625 Collins Ave,  
 Miami Beach, FL 33140,  
 Phone: +1 305-534-6831

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1207	1,305 sq ft	Oct 2024	\$785,000	\$602
1606	1,075 sq ft	Apr 2024	\$780,000	\$726
1109	1,075 sq ft	Jan 2024	\$425,000	\$395
809	1,075 sq ft	Nov 2023	\$520,000	\$484

## Market Information



Oceanfront Plaza: \$746/sq. ft.  
 Miami Beach: \$951/sq. ft.

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

## Inventory for Sale

Oceanfront Plaza: 4%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Oceanfront Plaza: 8 days  
 Miami Beach: 102 days  
 Miami-Dade: 86 days



Built in 1980 - 192 units - 19 floors