

# Unit 306 - One Ocean

306 - 1 Collins Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11698851  
 Status: Active  
 Size: 3,242 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Detached  
 View:  
 List Price: \$7,795,000  
 List PPSF: \$2,404  
 Valuated Price: \$5,599,000  
 Valuated PPSF: \$1,727

*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: 49  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

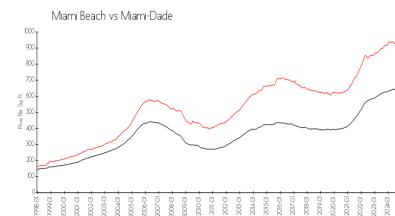
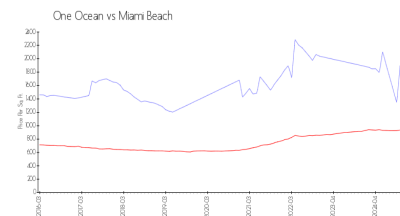
ONE OCEAN Condominium  
 Address: 1 Collins Ave,  
 Miami Beach, FL 33139  
 Phone: +1 786-975-1624

<https://oneoceanapartments.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	2,505 sq ft	Oct 2024	\$2,900,000	\$1,158
PH706	3,339 sq ft	Jun 2024	\$10,000,000	\$2,995
603	2,483 sq ft	Jun 2024	\$4,525,000	\$1,822
508	3,041 sq ft	May 2024	\$5,550,000	\$1,825
PH705	1,982 sq ft	Apr 2024	\$4,950,000	\$2,497

## Market Information

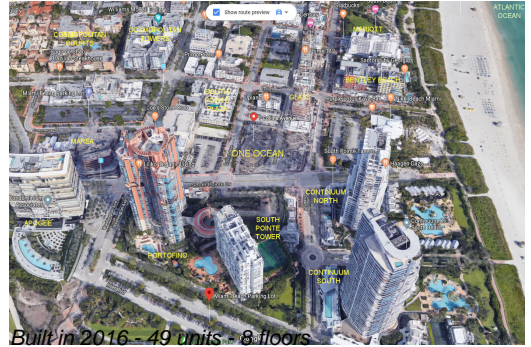


One Ocean: \$1903/sq. ft.  
 Miami Beach: \$936/sq. ft.

Miami Beach: \$936/sq. ft.  
 Miami-Dade: \$693/sq. ft.

## Inventory for Sale

One Ocean: 8%  
 Miami Beach: 5%  
 Miami-Dade: 4%



## **Avg. Time to Close Over Last 12 Months**

One Ocean	241 days
Miami Beach	104 days
Miami-Dade	88 days