

Unit 703 - Ocean Point

703 - 345 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11699252
 Status: Active
 Size: 659 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: None
 View:
 List Price: \$448,000
 List PPSF: \$680
 Valuated Price: \$491,000
 Valuated PPSF: \$745

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: 237
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

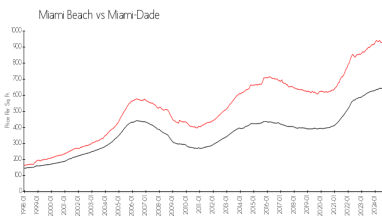
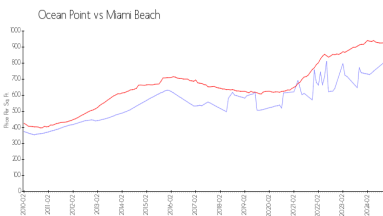
Building Association Information

Ocean Point Association
 Address: 345 Ocean Dr,
 Miami Beach, FL 33139,
 Phone: +1 305-673-0716

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|-------------|---------|
| 717 | 688 sq ft | Nov 2024 | \$1,000,000 | \$1,453 |
| 905 | 662 sq ft | Nov 2024 | \$485,000 | \$733 |
| 901 | 648 sq ft | May 2024 | \$435,000 | \$671 |
| 619 | 659 sq ft | May 2024 | \$525,000 | \$797 |
| 219 | 659 sq ft | Apr 2024 | \$349,000 | \$530 |

Market Information



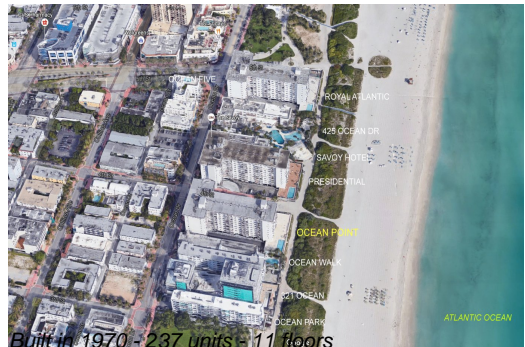
Ocean Point: \$814/sq. ft. Miami Beach: \$936/sq. ft.
 Miami Beach: \$936/sq. ft. Miami-Dade: \$693/sq. ft.

Inventory for Sale

Ocean Point: 5%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Ocean Point: 80 days
 Miami Beach: 104 days



Miami-Dade

88 days