

# Unit 1008 - Ocean Blue

1008 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11734019
Status:	Active
Size:	1,109 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Parking-Under Building
View:	
List Price:	\$650,000
List PPSF:	\$586
Valuated Price:	\$764,000
Valuated PPSF:	\$689

*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:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

OCEANBLUE CONDOMINIUM  
ASSOCIATION OF MIAMI BEACH, INC.  
7600 Collins Ave,  
Miami Beach, FL 33141  
(305) 868-7100

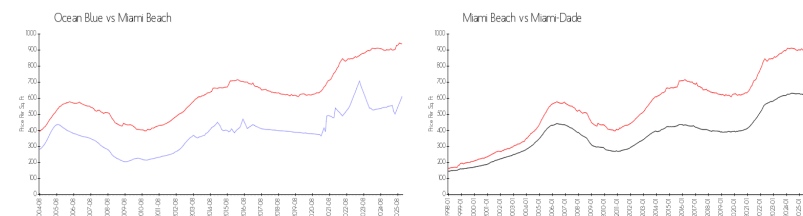
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## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1208	857 sq ft	Oct 2025	\$470,000	\$548
703	1,279 sq ft	Jul 2025	\$510,000	\$399
914	593 sq ft	Jul 2025	\$300,000	\$506
400	1,023 sq ft	Jun 2025	\$470,000	\$459
913	593 sq ft	May 2025	\$355,000	\$599

## Market Information



Ocean Blue:	\$613/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Ocean Blue	3%
Miami Beach	4%
Miami-Dade	4%

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

Ocean Blue	68 days
Miami Beach	94 days
Miami-Dade	77 days