

# Unit 1404 - Ocean Point Beach Club

1404 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11747238
Status:	Active
Size:	930 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building,Valet Parking
View:	
List Price:	\$500,000
List PPSF:	\$538
Valuated Price:	\$435,000
Valuated PPSF:	\$468

*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:	166
Number of active listings for rent:	4
Number of active listings for sale:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

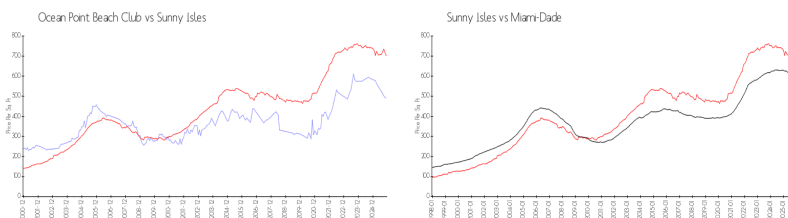
Ocean Point Beach Club Mntnc  
17375 Collins Ave, Sunny Isles Beach, FL 33160  
(786) 528-2521

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	990 sq ft	Oct 2025	\$375,000	\$379
2207	1,330 sq ft	Sep 2025	\$525,000	\$395
1808	1,860 sq ft	Feb 2025	\$990,000	\$532
803	1,290 sq ft	Feb 2025	\$680,000	\$527

## Market Information



Ocean Point Beach Club:	\$491/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Ocean Point Beach Club	10%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Ocean Point Beach Club  
Sunny Isles  
Miami-Dade

82 days  
113 days  
77 days