

Unit 1709 - Bel Aire on the Ocean

1709 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11864568
Status:	Active
Size:	1,128 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,625,000
List PPSF:	\$1,441
Valuated Price:	\$1,124,000
Valuated PPSF:	\$996

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:	129
Number of active listings for rent:	6
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

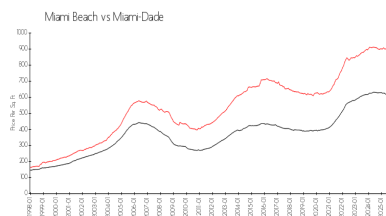
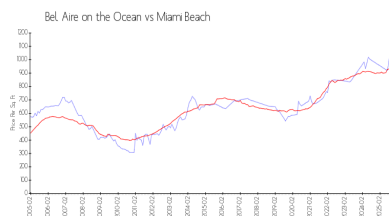
Belair On Ocean Condo
(305) 866-4804

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	1,126 sq ft	Sep 2025	\$1,475,000	\$1,310
702	1,141 sq ft	Sep 2025	\$1,200,000	\$1,052
1806	805 sq ft	Jul 2025	\$800,000	\$994
1404	667 sq ft	May 2025	\$570,000	\$855

Market Information



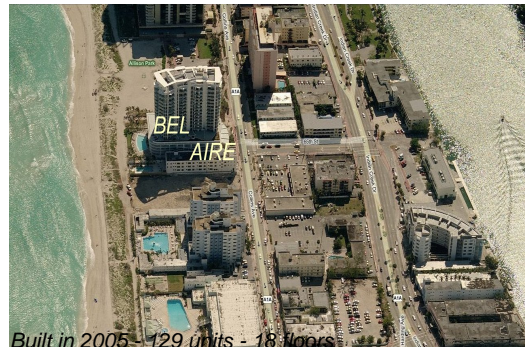
Bel Aire on the Ocean:	\$1096/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Bel Aire on the Ocean	3%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bel Aire on the Ocean	102 days
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Miami Beach
Miami-Dade

94 days
77 days