

# Unit 326 - Ocean Point

326 - 345 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11890975
Status:	Active
Size:	659 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	None
View:	
List Price:	\$895,000
List PPSF:	\$1,358
Valuated Price:	\$437,000
Valuated PPSF:	\$663

*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:	20
Building inventory for sale:	8%
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:	1

## Building Association Information

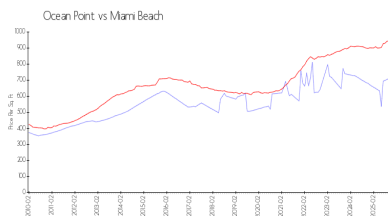
Ocean Point Association  
Address: 345 Ocean Dr,  
Miami Beach, FL 33139,  
Phone: +1 305-673-0716

<https://>

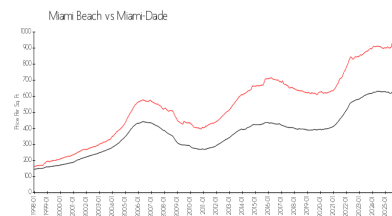
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
320	659 sq ft	Dec 2025	\$350,000	\$531
914	656 sq ft	Jul 2025	\$470,000	\$716
321	656 sq ft	Jun 2025	\$310,000	\$473
1010	656 sq ft	May 2025	\$500,000	\$762

## Market Information



Ocean Point: \$716/sq. ft.  
Miami Beach: \$939/sq. ft.

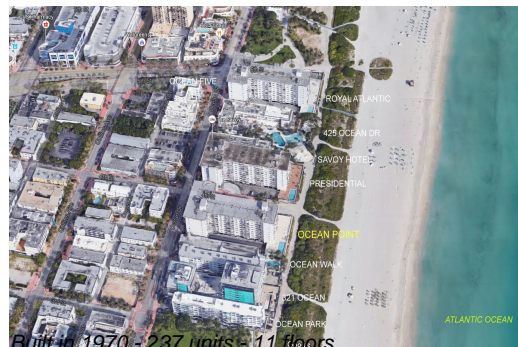


Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Ocean Point	8%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Ocean Point  
Miami Beach  
Miami-Dade

72 days  
94 days  
77 days