

# Unit 2508 - Ocean Point Beach Club

2508 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11900189    |
| Status:         | Active       |
| Size:           | 1,860 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 3            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$1,195,000  |
| List PPSF:      | \$642        |
| Valuated Price: | \$877,000    |
| Valuated PPSF:  | \$472        |

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

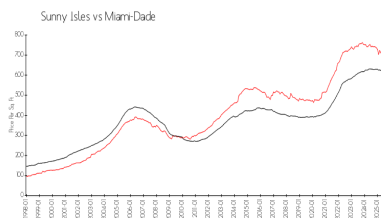
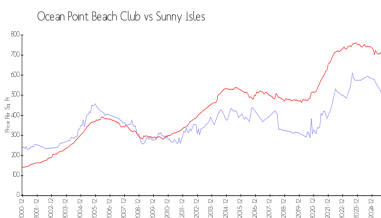
Ocean Point Beach Club Mntnc  
17375 Collins Ave, Sunny Isles Beach, FL 33160  
(786) 528-2521

<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            | 6%  |
| 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