

# Unit 3C - Ocean Place

3C - 225 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11923599  
 Status: Active  
 Size: 1,037 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,395,000  
 List PPSF: \$1,345  
 Valuated Price: \$1,803,000  
 Valuated PPSF: \$1,739

*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: 48  
 Number of active listings for rent: 6  
 Number of active listings for sale: 2  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

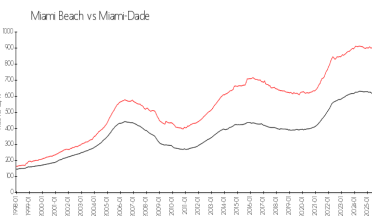
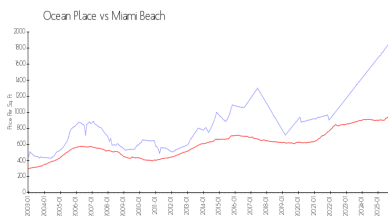
Ocean Place Condo Association  
 225 Collins Av: (305) 535-0997  
 226 Ocean Dr: (305) 538-1234

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7F/7G	2,786 sq ft	Nov 2025	\$5,250,000	\$1,884
4c	1,037 sq ft	May 2025	\$1,355,000	\$1,307
3j	724 sq ft	Mar 2025	\$697,500	\$963
4a	1,226 sq ft	Mar 2025	\$1,412,500	\$1,152

## Market Information

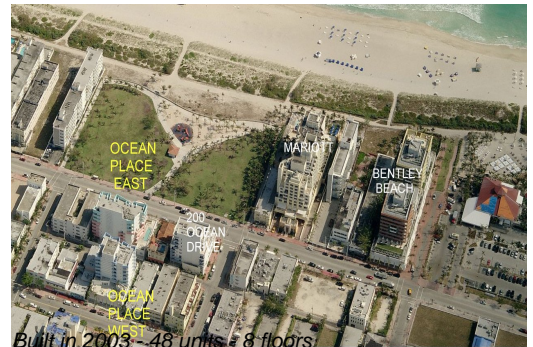


Ocean Place: \$1751/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Ocean Place 4%  
 Miami Beach 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Ocean Place  
Miami Beach  
Miami-Dade

160 days  
94 days  
77 days