

# Unit 605 - Bel Aire on the Ocean

605 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11925441  
Status: Active  
Size: 819 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
View:  
List Price: \$800,000  
List PPSF: \$977  
Valuated Price: \$861,000  
Valuated PPSF: \$1,051

*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

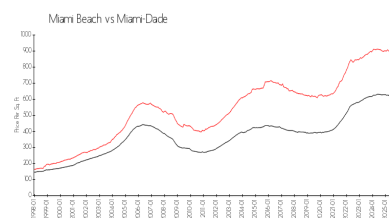
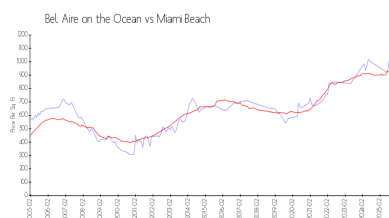
Belair On Ocean Condo  
(305) 866-4804

<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

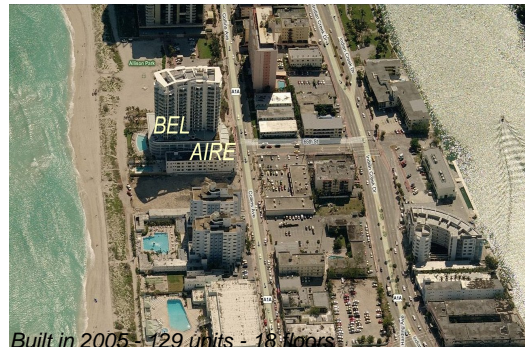


Bel Aire on the Ocean:	\$1096/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## 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
Miami Beach	94 days
Miami-Dade	77 days