

Unit 6J - Ocean Place

6J - 225 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11925698 |
| Status: | Active |
| Size: | 723 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$999,500 |
| List PPSF: | \$1,382 |
| Valuated Price: | \$863,000 |
| Valuated PPSF: | \$1,194 |

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

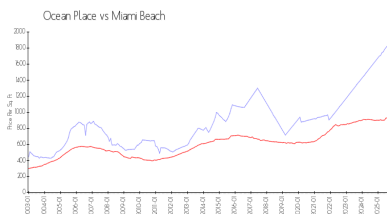
Ocean Place Condo Association
225 Collins Av: (305) 535-0997
226 Ocean Dr: (305) 538-1234

<https://>

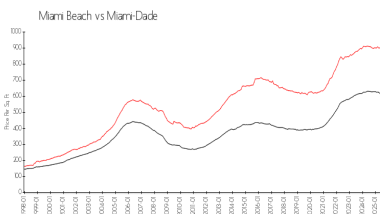
Recent Sales

| 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.

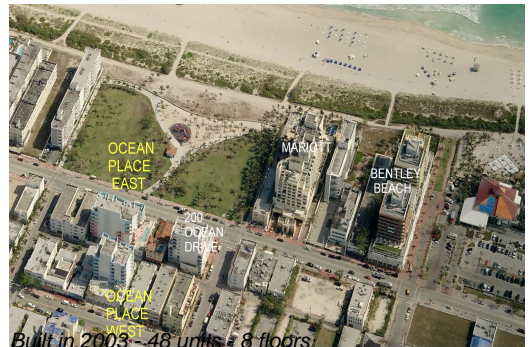


Miami Beach: \$939/sq. ft.
Miami-Dade: \$668/sq. ft.

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