

Unit 709 - Ocean Blue

709 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11929488
Status:	Active
Size:	961 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$598,880
List PPSF:	\$623
Valuated Price:	\$497,000
Valuated PPSF:	\$517

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:	104
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

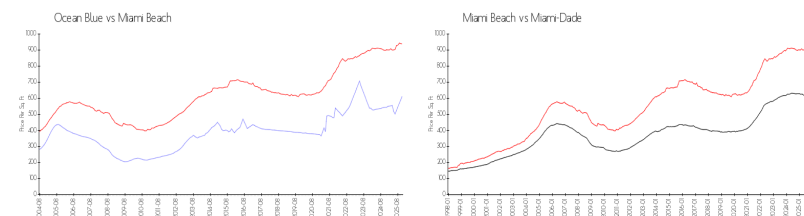
OCEANBLUE CONDOMINIUM
ASSOCIATION OF MIAMI BEACH, INC.
7600 Collins Ave,
Miami Beach, FL 33141
(305) 868-7100

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1208	857 sq ft	Oct 2025	\$470,000	\$548
703	1,279 sq ft	Jul 2025	\$510,000	\$399
914	593 sq ft	Jul 2025	\$300,000	\$506
400	1,023 sq ft	Jun 2025	\$470,000	\$459
913	593 sq ft	May 2025	\$355,000	\$599

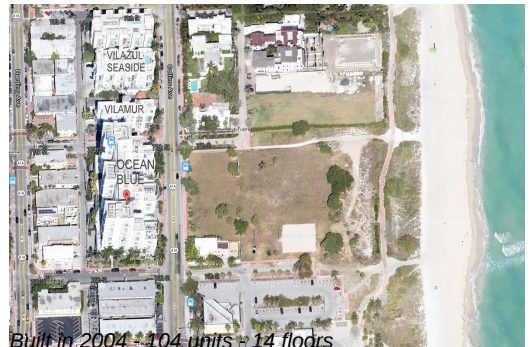
Market Information



Ocean Blue:	\$613/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Ocean Blue	2%
Miami Beach	4%
Miami-Dade	4%



Built in 2004 - 104 units - 14 floors

Avg. Time to Close Over Last 12 Months

Ocean Blue	68 days
Miami Beach	94 days
Miami-Dade	77 days