

Unit 1802 - Oceanfront Plaza

1802 - 2625 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: F10430629
 Status: Active
 Size: 956 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Canal, Ocean View, Direct Ocean
 List Price: \$729,000
 List PPSF: \$763
 Valuated Price: \$615,000
 Valuated PPSF: \$643

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: 192
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

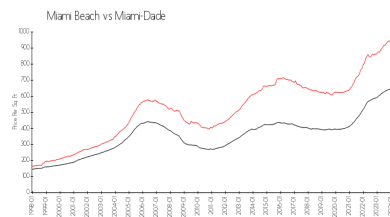
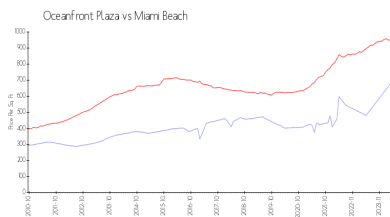
Building Association Information

Ocean Front Plaza Condo Association
 Address: 2625 Collins Ave,
 Miami Beach, FL 33140,
 Phone: +1 305-534-6831

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,075 sq ft	Jan 2024	\$425,000	\$395
809	1,075 sq ft	Nov 2023	\$520,000	\$484
1001	1,075 sq ft	May 2023	\$450,000	\$419

Market Information



Oceanfront Plaza: \$681/sq. ft.
 Miami Beach: \$952/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Oceanfront Plaza: 3%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Oceanfront Plaza
Miami Beach
Miami-Dade

8 days
98 days
81 days