

# Unit 4A - Ocean Place

4A - 225 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	RX-10954793
Status:	Active
Size:	1,226 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces, Deeded, Garage - Attached
View:	City, Garden, Ocean, Pool
List Price:	\$1,595,000
List PPSF:	\$1,301
Valuated Price:	\$1,593,000
Valuated PPSF:	\$1,299

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:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

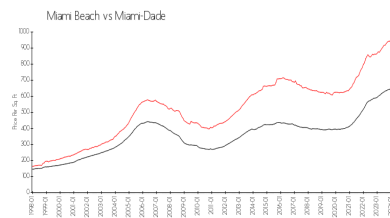
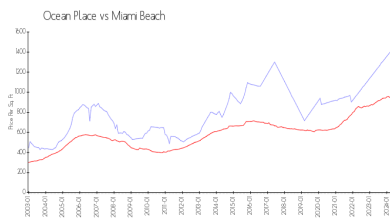
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8I	1,091 sq ft	Mar 2024	\$1,785,000	\$1,636
7F/7G	2,786 sq ft	Sep 2023	\$4,200,000	\$1,508

## Market Information



Ocean Place:	\$1414/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Ocean Place	4%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ocean Place	183 days
Miami Beach	98 days



