

# Unit 307 - Ocean Point

307 - 345 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11288003  
 Status: Active  
 Size: 656 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building  
 View:  
 List Price: \$595,900  
 List PPSF: \$908  
 Valuated Price: \$530,000  
 Valuated PPSF: \$808

*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: 237  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

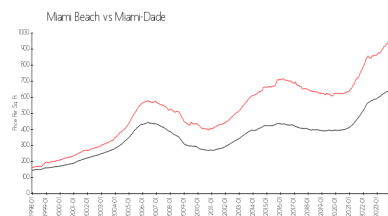
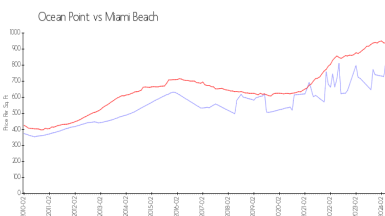
## Building Association Information

Ocean Point Association  
 Address: 345 Ocean Dr,  
 Miami Beach, FL 33139,  
 Phone: +1 305-673-0716

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	648 sq ft	May 2024	\$435,000	\$671
619	659 sq ft	May 2024	\$525,000	\$797
219	659 sq ft	Apr 2024	\$349,000	\$530
421	656 sq ft	Mar 2024	\$425,000	\$648
507	656 sq ft	Nov 2023	\$390,000	\$595

## Market Information



Ocean Point: \$830/sq. ft.  
 Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ocean Point: 2%  
 Miami Beach: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Ocean Point	100 days
Miami Beach	97 days
Miami-Dade	81 days