

# Unit 1204 - Ocean Blue

1204 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11472267
Status:	Active
Size:	857 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$419,500
List PPSF:	\$489
Valuated Price:	\$428,000
Valuated PPSF:	\$499

*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:	4
Building inventory for sale:	3%
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

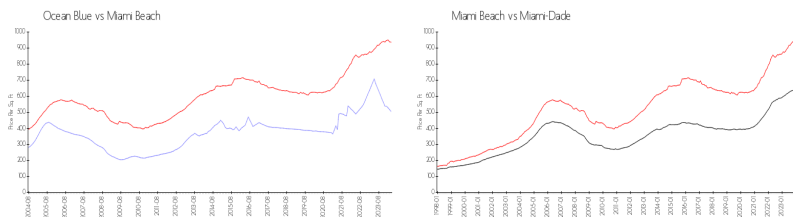
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
417	1,445 sq ft	Feb 2024	\$735,000	\$509
1001	1,168 sq ft	Dec 2023	\$610,000	\$522
709	961 sq ft	Oct 2023	\$355,000	\$369

## Market Information



Ocean Blue:	\$505/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Ocean Blue  
Miami Beach  
Miami-Dade

42 days  
97 days  
81 days