

Unit 7221 - Oceanside at Fisher Island (1-7)

7221 - 7211-8061 Fisher Island Dr, Fisher Island, FL, Miami-Dade 33109

Unit Information

| | |
|-----------------|-----------------|
| MLS Number: | A11481719 |
| Status: | Active |
| Size: | 3,580 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Covered Parking |
| View: | |
| List Price: | \$10,800,000 |
| List PPSF: | \$3,017 |
| Valuated Price: | \$10,800,000 |
| Valuated PPSF: | \$3,017 |

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

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| Number of units: | 233 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 2% |
| 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: | 3 |

Building Association Information

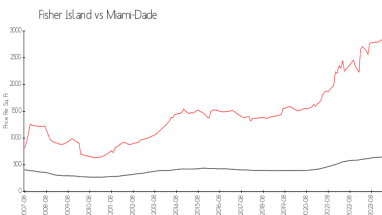
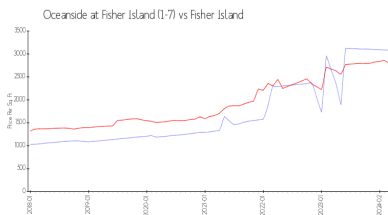
Fisher Island Community Association
 Address: 1 Fisher Island Dr,
 Miami Beach, FL 33109
 Phone: +1 305-535-6000

<https://www.fisherislandfica.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|--------------|---------|
| 7954 | 6,820 sq ft | Apr 2024 | \$19,300,000 | \$2,830 |
| 7741 | 3,140 sq ft | Apr 2024 | \$8,500,000 | \$2,707 |
| 7481 | 4,932 sq ft | Mar 2024 | \$14,550,000 | \$2,950 |
| 7953 | 2,420 sq ft | Oct 2023 | \$4,300,000 | \$1,777 |
| 7463 | 7,610 sq ft | Jul 2023 | \$24,175,000 | \$3,177 |

Market Information



| | | | |
|-----------------------------------|----------------|----------------|----------------|
| Oceanside at Fisher Island (1-7): | \$3082/sq. ft. | Fisher Island: | \$2789/sq. ft. |
| Fisher Island: | \$2789/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|----------------------------------|----|
| Oceanside at Fisher Island (1-7) | 3% |
|----------------------------------|----|



| | |
|---------------|----|
| Fisher Island | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------------|----------|
| Oceanside at Fisher Island (1-7) | 160 days |
| Fisher Island | 183 days |
| Miami-Dade | 81 days |