

Unit 1208 - Ocean Blue

1208 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11488883
Status:	Active
Size:	857 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Parking-Under Building
View:	
List Price:	\$515,000
List PPSF:	\$601
Valuated Price:	\$455,000
Valuated PPSF:	\$531

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

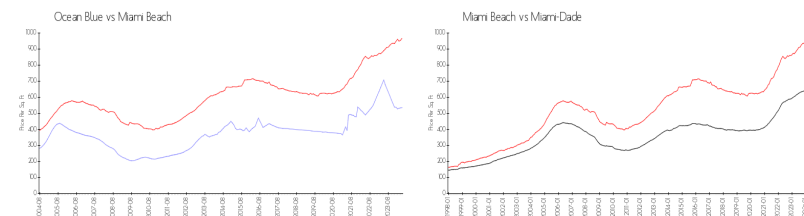
Building Association Information

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

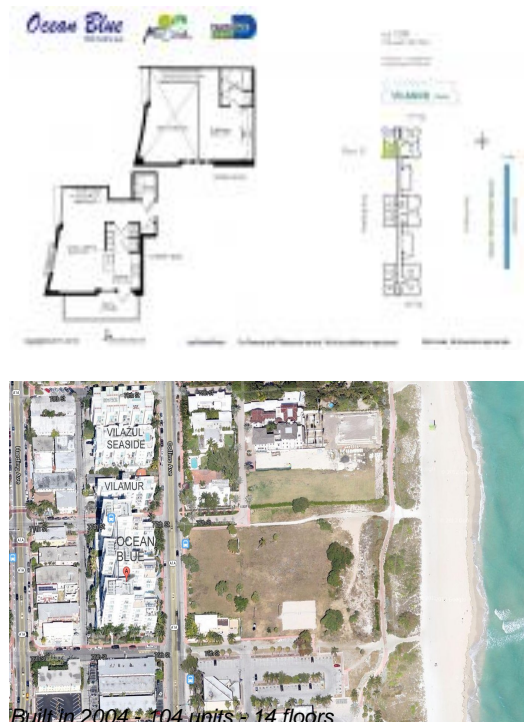


Ocean Blue: \$536/sq. ft.
Miami Beach: \$968/sq. ft.

Miami Beach: \$968/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Ocean Blue	42 days
Miami Beach	97 days
Miami-Dade	81 days