

Unit 1106 - Oceanfront Plaza

1106 - 2625 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11519652
Status:	Active
Size:	2,380 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,990,000
List PPSF:	\$836
Valuated Price:	\$2,343,000
Valuated PPSF:	\$984



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:	192
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
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

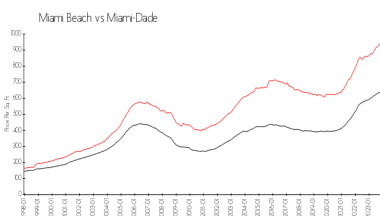
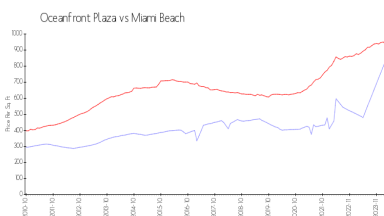
Building Association Information

Ocean Front Plaza Condo Association
Address: 2625 Collins Ave,
Miami Beach, FL 33140,
Phone: +1 305-534-6831

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,075 sq ft	Jan 2024	\$425,000	\$395
809	1,075 sq ft	Nov 2023	\$520,000	\$484
1001	1,075 sq ft	May 2023	\$450,000	\$419

Market Information



Oceanfront Plaza:	\$869/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Oceanfront Plaza	2%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Oceanfront Plaza
Miami Beach
Miami-Dade

8 days
97 days
81 days