

Unit 708 - Bel Aire on the Ocean

708 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11554489 |
| Status: | Active |
| Size: | 1,097 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$1,060,000 |
| List PPSF: | \$966 |
| Valuated Price: | \$1,045,000 |
| Valuated PPSF: | \$953 |

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: | 129 |
| Number of active listings for rent: | 6 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

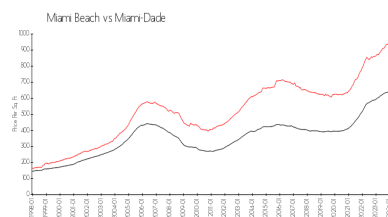
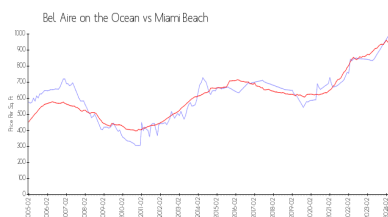
Building Association Information

Belair On Ocean Condo
(305) 866-4804

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1207 | 818 sq ft | Apr 2024 | \$725,000 | \$886 |
| 1805 | 819 sq ft | Mar 2024 | \$870,000 | \$1,062 |
| 1402 | 1,141 sq ft | Jan 2024 | \$1,250,000 | \$1,096 |
| 1405 | 819 sq ft | Jun 2023 | \$700,000 | \$855 |

Market Information

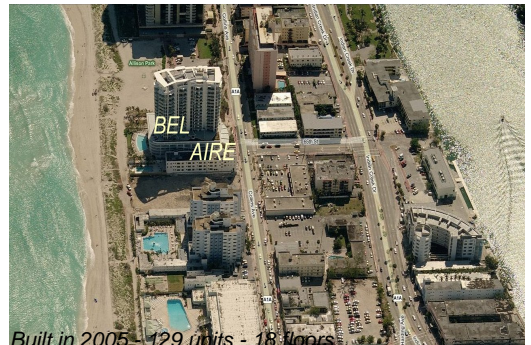


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|------------------------|---------------|--------------|---------------|
| Bel Aire on the Ocean: | \$894/sq. ft. | Miami Beach: | \$968/sq. ft. |
| Miami Beach: | \$968/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Bel Aire on the Ocean | 3% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Bel Aire on the Ocean
Miami Beach
Miami-Dade

50 days
97 days
81 days