

# 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: \$1,104,000  
 Valuated PPSF: \$1,006

*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: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

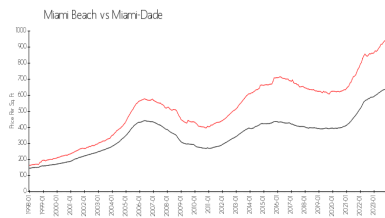
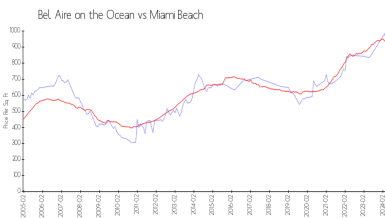
## Building Association Information

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   |
| 810    | 881 sq ft   | May 2023     | \$575,000   | \$653   |

## Market Information



Bel Aire on the Ocean: \$945/sq. ft.  
 Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Bel Aire on the Ocean  
Miami Beach  
Miami-Dade

51 days  
97 days  
81 days