

# Unit 707 - Oceanfront Plaza

707 - 2625 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11571991  
 Status: Active  
 Size: 1,305 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,250,000  
 List PPSF: \$958  
 Valuated Price: \$1,235,000  
 Valuated PPSF: \$946

*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

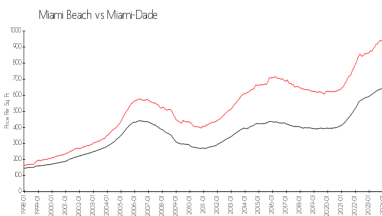
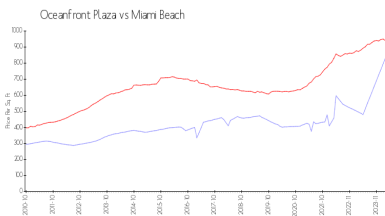
## Building Association Information

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