

# Unit 406 - Ocean Blue

406 - 7600 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	F10428256
Status:	Active
Size:	1,445 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Parking Garage
View:	
Rental Price:	\$4,000
List PPSF:	\$3
Valuated Price:	\$737,000
Valuated PPSF:	\$510

*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.*

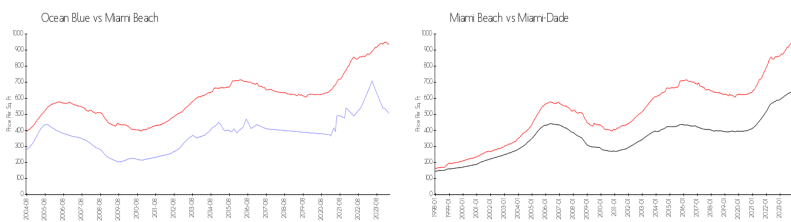
## Building Information

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

## Market Information



Ocean Blue:	\$505/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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

