

Unit 1802 - Oceanfront Plaza

1802 - 2625 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	F10430629
Status:	Active
Size:	956 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Canal,Ocean View,Direct Ocean
List Price:	\$698,000
List PPSF:	\$730
Valuated Price:	\$705,000
Valuated PPSF:	\$737

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:	5
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:	1

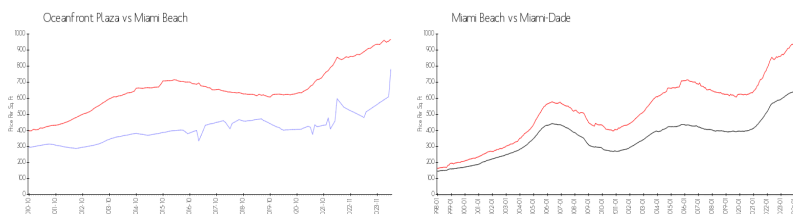
Building Association Information

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
1606	1,075 sq ft	Apr 2024	\$780,000	\$726
1109	1,075 sq ft	Jan 2024	\$425,000	\$395
809	1,075 sq ft	Nov 2023	\$520,000	\$484

Market Information



Oceanfront Plaza:	\$781/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Oceanfront Plaza	10 days
Miami Beach	97 days
Miami-Dade	81 days