

# Unit 1604 - Bel Aire on the Ocean

1604 - 6515 Collins, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11516008  
 Status: Active  
 Size: 667 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Parking Garage,Valet Parking  
 View: Ocean View  
 Rental Price: \$4,700  
 List PPSF: \$7  
 Valuated Price: \$667,000  
 Valuated PPSF: \$1,000

*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.*

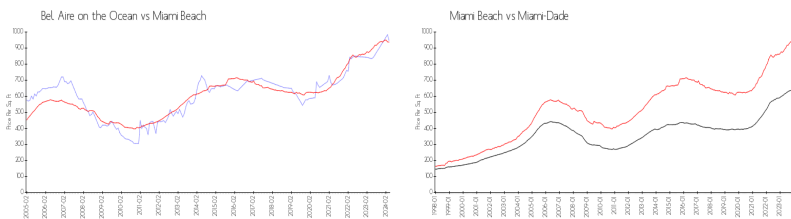
## Building Information

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

## 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: 51 days  
 Miami Beach: 97 days  
 Miami-Dade: 81 days

