

Unit 1262S - Flamingo South Tower

1262S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11340090
 Status: Active
 Size: 1,067 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Street Parking
 View:
 List Price: \$589,000
 List PPSF: \$552
 Valuated Price: \$471,000
 Valuated PPSF: \$441

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: 562
 Number of active listings for rent: 115
 Number of active listings for sale: 16
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 9

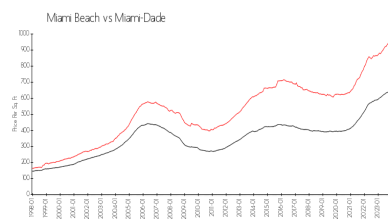
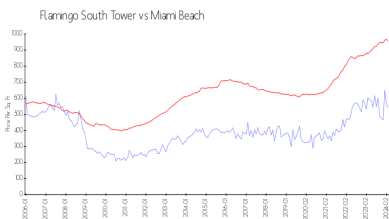
Building Association Information

Flamingo South Beach
 1500 Bay Rd, Miami Beach, FL 33139
 (305) 532 7583

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
858S	788 sq ft	Mar 2024	\$385,000	\$489
1454S	737 sq ft	Mar 2024	\$345,000	\$468
1070S	1,121 sq ft	Mar 2024	\$489,900	\$437
1140S	1,027 sq ft	Feb 2024	\$590,000	\$574
478S	953 sq ft	Feb 2024	\$385,000	\$404
650S	770 sq ft	Feb 2024	\$395,000	\$513
1544S	729 sq ft	Feb 2024	\$490,000	\$672
606	1,077 sq ft	Feb 2024	\$510,000	\$474
1256S	584 sq ft	Feb 2024	\$345,000	\$591

Market Information



Flamingo South Tower:	\$540/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Flamingo South Tower 3%



Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Flamingo South Tower	142 days
Miami Beach	97 days
Miami-Dade	80 days