

# Unit 1001 - Bentley Bay

1001 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11353860
Status:	Pending
Size:	1,991 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$2,349,000
List PPSF:	\$1,180
Valuated Price:	\$2,127,000
Valuated PPSF:	\$1,068

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:	168
Number of active listings for rent:	17
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

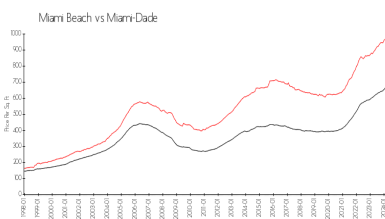
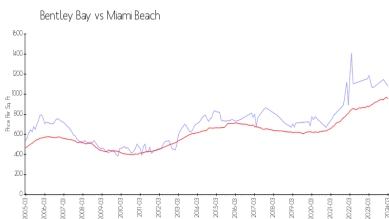
## Building Association Information

The Bentley Bay Condominium Association, Inc.  
(305) 604-8655

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1012	779 sq ft	Mar 2024	\$759,000	\$974
1712	779 sq ft	Feb 2024	\$750,000	\$963
905	1,210 sq ft	Feb 2024	\$1,100,000	\$909
1601	1,992 sq ft	Dec 2023	\$2,400,000	\$1,205
2101	1,994 sq ft	Oct 2023	\$2,275,000	\$1,141

## Market Information

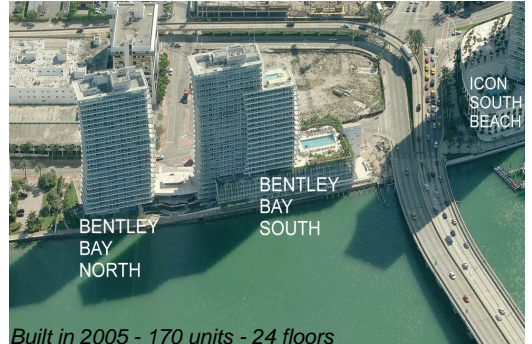


Bentley Bay:	\$1079/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Bentley Bay	5%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Bentley Bay  
Miami Beach  
Miami-Dade

73 days  
98 days  
81 days