

# Unit 3W - Bay Garden Manor

3W - 1250 West Ave, Miami Beach, FL, Miami-Dade 32139

## Unit Information

MLS Number:	A11359747
Status:	Active
Size:	445 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$319,900
List PPSF:	\$719
Valuated Price:	\$240,000
Valuated PPSF:	\$539

*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:	238
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:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	6

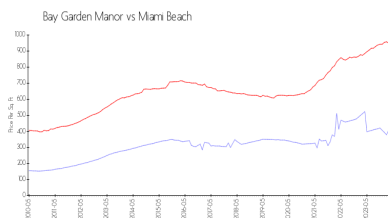
## Building Association Information

Bay Garden Manor Condo Association  
1250 W Ave Apt 10E  
Miami Beach, FL 33139  
(305) 672-0178

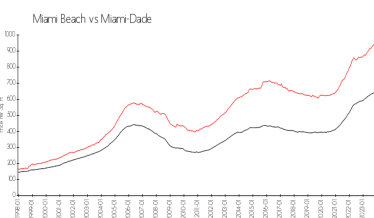
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11R	420 sq ft	Apr 2024	\$220,000	\$524
14K	420 sq ft	Apr 2024	\$170,000	\$405
2K	420 sq ft	Mar 2024	\$170,000	\$405
11P	420 sq ft	Mar 2024	\$185,000	\$440
9P	420 sq ft	Mar 2024	\$185,000	\$440

## Market Information



Bay Garden Manor: \$435/sq. ft.  
Miami Beach: \$952/sq. ft.



Miami Beach: \$952/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Bay Garden Manor	2%
Miami Beach	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Bay Garden Manor	56 days
Miami Beach	97 days
Miami-Dade	81 days