

# Unit 1556S - Flamingo South Tower

1556S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11375142  
 Status: Pending  
 Size: 584 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Space Rented, Street Parking, Valet Parking  
 View:  
 List Price: \$357,000  
 List PPSF: \$611  
 Valuated Price: \$299,000  
 Valuated PPSF: \$512

*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: 21  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 9

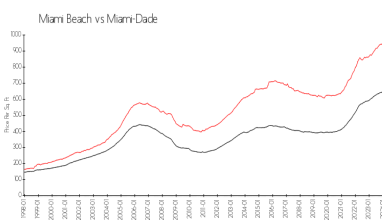
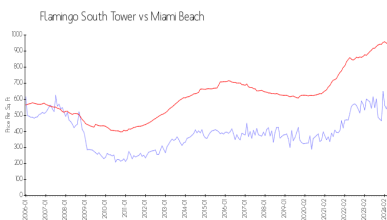
## Building Association Information

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:	\$572/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/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	144 days
Miami Beach	98 days
Miami-Dade	81 days