

# Unit 1107 - West Bay Plaza

1107 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11379104  
 Status: Active  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$490,000  
 List PPSF: \$605  
 Valuated Price: \$420,000  
 Valuated PPSF: \$519

*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: 112  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

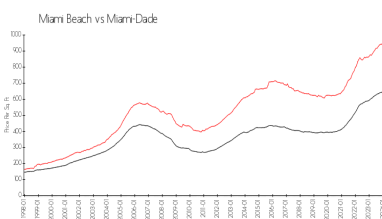
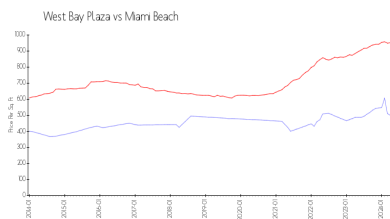
## Building Association Information

West Bay Plaza  
 Condominium Association Inc  
 1688 West Avenue # 807  
 Miami Beach, FL 33139  
 Phone: (305) 534-0017  
 (305) 534-0099

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,110 sq ft	Mar 2024	\$560,000	\$505
907	810 sq ft	Feb 2024	\$500,000	\$617
606	820 sq ft	Nov 2023	\$440,000	\$537
705	1,070 sq ft	Oct 2023	\$680,000	\$636
PH-09	1,060 sq ft	Oct 2023	\$720,000	\$679

## Market Information



West Bay Plaza:	\$499/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

West Bay Plaza 7%  
 Miami Beach 4%  
 Miami-Dade 3%



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

West Bay Plaza	43 days
Miami Beach	98 days
Miami-Dade	81 days