

Unit 856S - Flamingo South Tower

856S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11406378
Status:	Active
Size:	584 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$395,000
List PPSF:	\$676
Valuated Price:	\$279,000
Valuated PPSF:	\$478

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:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	9

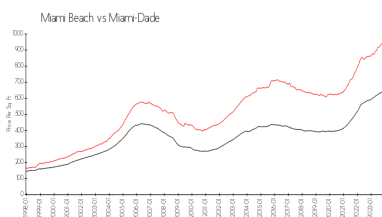
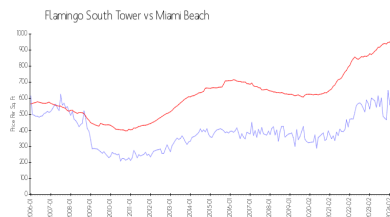
Building Association Information

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:	\$573/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Flamingo South Tower	3%
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Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Flamingo South Tower	144 days
Miami Beach	97 days
Miami-Dade	81 days