

# Unit 911 - Bentley Bay

911 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11426393
Status:	Active
Size:	1,252 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,775,000
List PPSF:	\$1,418
Valuated Price:	\$1,306,000
Valuated PPSF:	\$1,043

*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:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

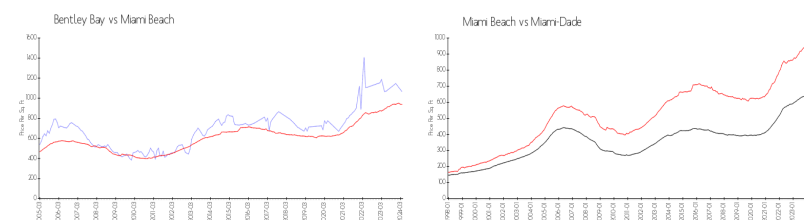
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,991 sq ft	May 2024	\$2,349,000	\$1,180
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

## Market Information

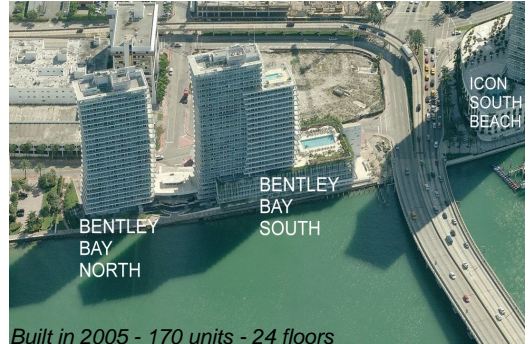


Bentley Bay:	\$1065/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Bentley Bay	6%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Bentley Bay  
Miami Beach  
Miami-Dade

99 days  
97 days  
81 days