

# Unit 709 - West Bay Plaza

709 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11466550  
 Status: Active Under Contract  
 Size: 1,060 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$730,000  
 List PPSF: \$689  
 Valuated Price: \$528,000  
 Valuated PPSF: \$498

*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

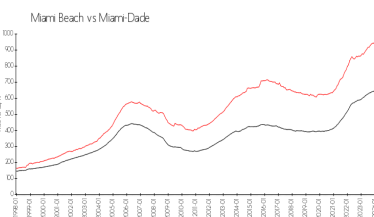
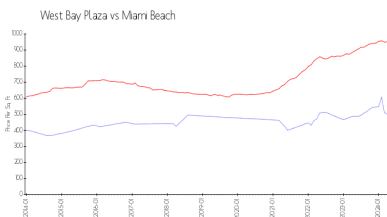
## Building Association Information

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