

Unit 1109 - Belle Plaza

1109 - 20 Island Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11492828
 Status: Active
 Size: 1,403 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$1,075,000
 List PPSF: \$766
 Valuated Price: \$1,012,000
 Valuated PPSF: \$721

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: 226
 Number of active listings for rent: 1
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

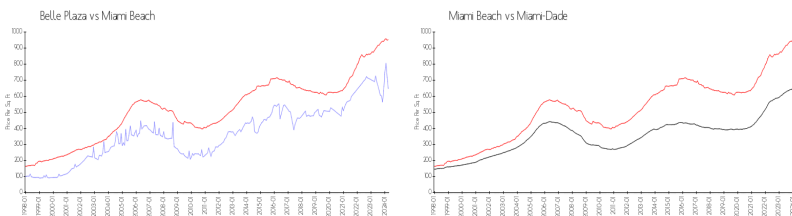
Belle Plaza Condominium Association, inc
 (305) 538-7221

<http://www.belleplaza.org/index.html>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 307 | 897 sq ft | Mar 2024 | \$520,000 | \$580 |
| 905 | 856 sq ft | Feb 2024 | \$590,000 | \$689 |
| 617 | 897 sq ft | Jan 2024 | \$670,000 | \$747 |
| 1206 | 897 sq ft | Dec 2023 | \$576,250 | \$642 |
| 1203 | 897 sq ft | Dec 2023 | \$530,000 | \$591 |
| 801 | 1,403 sq ft | Dec 2023 | \$690,000 | \$492 |

Market Information



Belle Plaza: \$645/sq. ft.
 Miami Beach: \$952/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Belle Plaza: 2%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Belle Plaza | 54 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |