

# 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:	\$1,002,000
Valuated PPSF:	\$714

*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:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

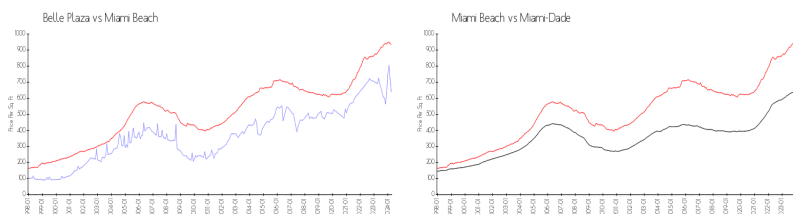
Belle Plaza Condominium Association, inc  
(305) 538-7221

<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:	\$638/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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



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

Belle Plaza	61 days
Miami Beach	97 days
Miami-Dade	81 days