

# Unit 6W - Bay Garden Manor

6W - 1250 West Ave, Miami Beach, FL, Miami-Dade 32139

## Unit Information

MLS Number: A11501660  
 Status: Active  
 Size: 445 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Other Parking  
 View:  
 List Price: \$340,000  
 List PPSF: \$764  
 Valuated Price: \$248,000  
 Valuated PPSF: \$557

*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: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 6

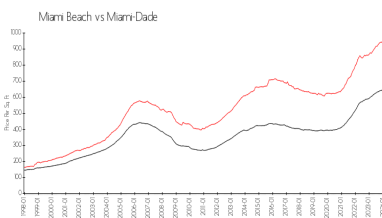
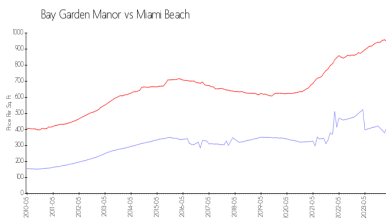
## Building Association Information

Bay Garden Manor Condo Association  
 1250 W Ave Apt 10E  
 Miami Beach, FL 33139  
 (305) 672-0178

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11R	420 sq ft	Apr 2024	\$220,000	\$524
14K	420 sq ft	Apr 2024	\$170,000	\$405
2K	420 sq ft	Mar 2024	\$170,000	\$405
11P	420 sq ft	Mar 2024	\$185,000	\$440
9P	420 sq ft	Mar 2024	\$185,000	\$440

## Market Information



Bay Garden Manor: \$435/sq. ft.  
 Miami Beach: \$952/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Bay Garden Manor: 2%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

Bay Garden Manor	56 days
Miami Beach	98 days
Miami-Dade	81 days