

# Unit 422S - Flamingo South Tower

422S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11508972
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Other Parking, Valet Parking
View:	
List Price:	\$720,000
List PPSF:	\$662
Valuated Price:	\$588,000
Valuated PPSF:	\$540

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:	562
Number of active listings for rent:	115
Number of active listings for sale:	16
Building inventory for sale:	2%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	9

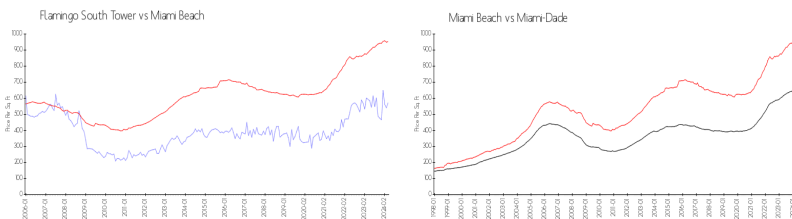
## Building Association Information

Flamingo South Beach  
 1500 Bay Rd, Miami Beach, FL 33139  
 (305) 532 7583

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
858S	788 sq ft	Mar 2024	\$385,000	\$489
1454S	737 sq ft	Mar 2024	\$345,000	\$468
1070S	1,121 sq ft	Mar 2024	\$489,900	\$437
1140S	1,027 sq ft	Feb 2024	\$590,000	\$574
478S	953 sq ft	Feb 2024	\$385,000	\$404
650S	770 sq ft	Feb 2024	\$395,000	\$513
1544S	729 sq ft	Feb 2024	\$490,000	\$672
606	1,077 sq ft	Feb 2024	\$510,000	\$474
1256S	584 sq ft	Feb 2024	\$345,000	\$591

## Market Information



Flamingo South Tower:	\$572/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Flamingo South Tower 3%



Miami Beach	4%
Miami-Dade	3%

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

Flamingo South Tower	144 days
Miami Beach	98 days
Miami-Dade	81 days