

# Unit 308 - Belle Plaza

308 - 20 Island Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11510593  
 Status: Active  
 Size: 1,530 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Detached  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$752  
 Valuated Price: \$796,000  
 Valuated PPSF: \$520

*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

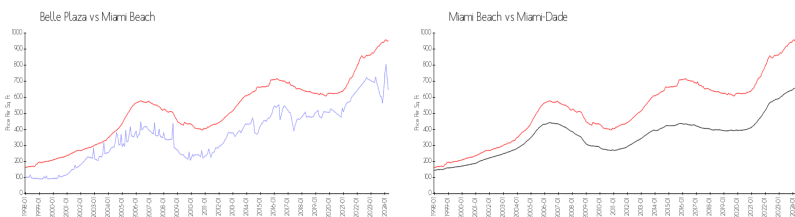
Belle Plaza Condominium Association, inc  
 (305) 538-7221

<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

98 days

Miami-Dade

81 days