

Unit 1101 - Bentley Bay

1101 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11536544
 Status: Active
 Size: 1,991 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Parking-Under Building,Valet Parking

View:
 List Price: \$2,950,000
 List PPSF: \$1,482
 Valuated Price: \$2,290,000
 Valuated PPSF: \$1,150

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: 168
 Number of active listings for rent: 17
 Number of active listings for sale: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

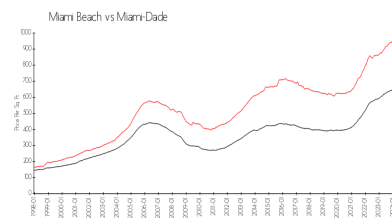
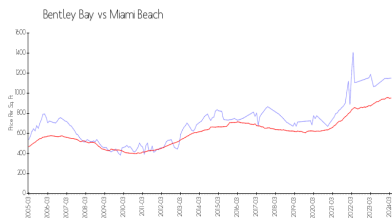
Building Association Information

The Bentley Bay Condominium Association, Inc.
 (305) 604-8655

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1012	779 sq ft	Mar 2024	\$759,000	\$974
1712	779 sq ft	Feb 2024	\$750,000	\$963
905	1,210 sq ft	Feb 2024	\$1,100,000	\$909
1601	1,992 sq ft	Dec 2023	\$2,400,000	\$1,205
2101	1,994 sq ft	Oct 2023	\$2,275,000	\$1,141

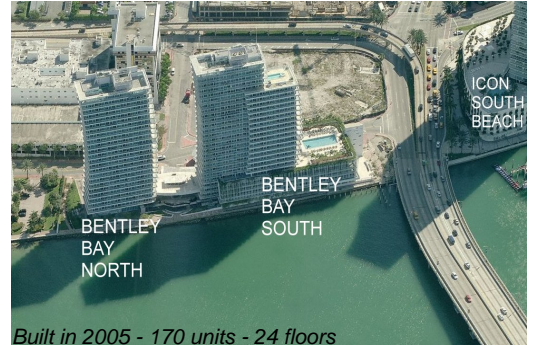
Market Information



Bentley Bay: \$1151/sq. ft.
 Miami Beach: \$952/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Bentley Bay: 5%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Bentley Bay	73 days
Miami Beach	98 days
Miami-Dade	81 days