

Unit 209 - West Bay Plaza

209 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11540335
 Status: Active
 Size: 1,060 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Other Parking
 View:
 List Price: \$575,000
 List PPSF: \$542
 Valuated Price: \$502,000
 Valuated PPSF: \$474

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: 112
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

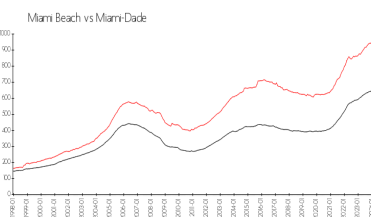
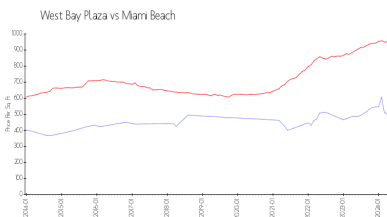
Building Association Information

West Bay Plaza
 Condominium Association Inc
 1688 West Avenue # 807
 Miami Beach, FL 33139
 Phone: (305) 534-0017
 (305) 534-0099

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,110 sq ft	Mar 2024	\$560,000	\$505
907	810 sq ft	Feb 2024	\$500,000	\$617
606	820 sq ft	Nov 2023	\$440,000	\$537
705	1,070 sq ft	Oct 2023	\$680,000	\$636
PH-09	1,060 sq ft	Oct 2023	\$720,000	\$679

Market Information



West Bay Plaza: \$499/sq. ft.
 Miami Beach: \$952/sq. ft.

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

Inventory for Sale

West Bay Plaza: 7%
 Miami Beach: 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

West Bay Plaza

43 days

Miami Beach

98 days

Miami-Dade

81 days