

# Unit 1602 - Bentley Bay

1602 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11570530  
 Status: Active  
 Size: 1,929 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$2,750,000  
 List PPSF: \$1,426  
 Valuated Price: \$1,943,000  
 Valuated PPSF: \$1,007

*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

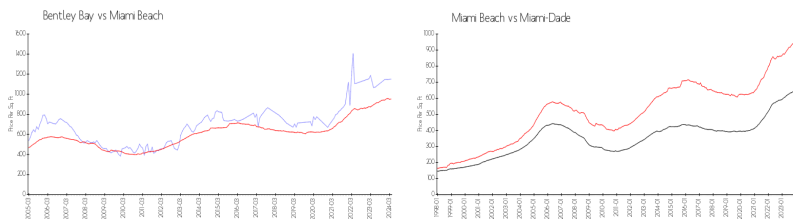
## Building Association Information

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

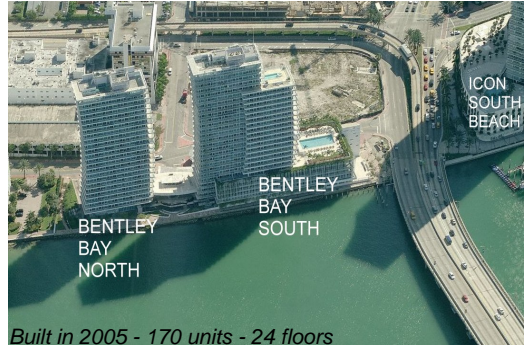


Bentley Bay: \$1151/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Bentley Bay  
Miami Beach  
Miami-Dade

73 days  
98 days  
81 days