

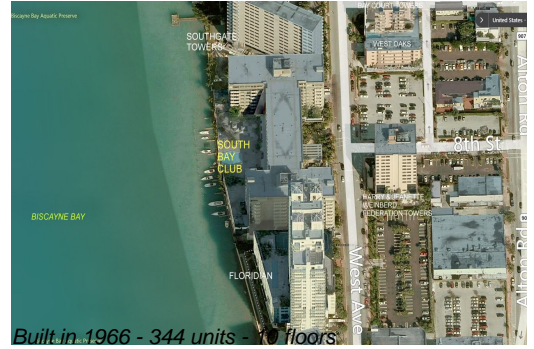
Unit PH-44 - South Bay Club

PH-44 - 800 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11579836
 Status: Active
 Size: 900 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$419,000
 List PPSF: \$466
 Valuated Price: \$414,000
 Valuated PPSF: \$460

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: 344
 Number of active listings for rent: 0
 Number of active listings for sale: 19
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

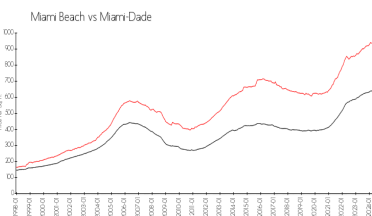
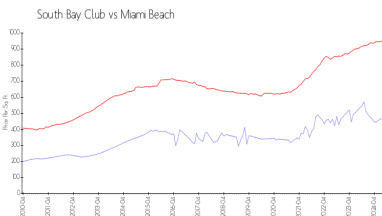
Building Association Information

South Bay Club Condominium Assoc
 800 West Avenue # 3
 Miami Beach, FL 33139
 Phone: (305) 672-3548

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH44	900 sq ft	Sep 2024	\$385,000	\$428
745	1,120 sq ft	Sep 2024	\$1,015,000	\$906
445	1,120 sq ft	Jun 2024	\$999,950	\$893
435	1,150 sq ft	May 2024	\$441,000	\$383
746	1,120 sq ft	Apr 2024	\$938,650	\$838
530	800 sq ft	Apr 2024	\$339,000	\$424
401	920 sq ft	Apr 2024	\$325,000	\$353

Market Information



South Bay Club: \$482/sq. ft. Miami Beach: \$951/sq. ft.
 Miami Beach: \$951/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

South Bay Club: 6%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

South Bay Club	53 days
Miami Beach	102 days
Miami-Dade	86 days