

# Unit 648S - Flamingo South Tower

648S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11583983  
 Status: Active  
 Size: 1,061 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$715,000  
 List PPSF: \$674  
 Valuated Price: \$650,000  
 Valuated PPSF: \$613

*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: 562  
 Number of active listings for rent: 115  
 Number of active listings for sale: 16  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

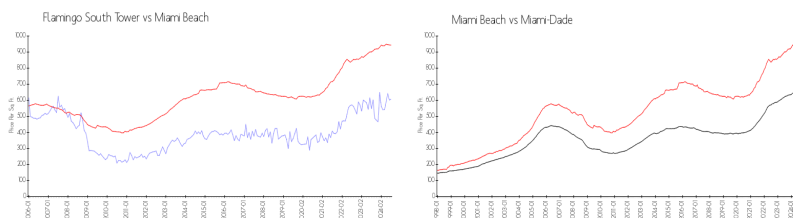
## Building Association Information

Flamingo South Beach  
 1500 Bay Rd, Miami Beach, FL 33139  
 (305) 532 7583

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L42S	771 sq ft	Aug 2024	\$450,000	\$584
502S	923 sq ft	Aug 2024	\$400,000	\$433
608S	737 sq ft	Jul 2024	\$410,000	\$556
1202S	923 sq ft	Jul 2024	\$420,000	\$455
1552S	584 sq ft	Jun 2024	\$375,000	\$642

## Market Information



Flamingo South Tower:	\$606/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Flamingo South Tower: 3%  
 Miami Beach: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Flamingo South Tower: 146 days



Miami Beach  
Miami-Dade

100 days  
84 days