

# Unit 1416 - Belle Plaza

1416 - 20 Island Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11596106  
 Status: Active  
 Size: 897 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$635,000  
 List PPSF: \$708  
 Valuated Price: \$679,000  
 Valuated PPSF: \$757

*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: 226  
 Number of active listings for rent: 1  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

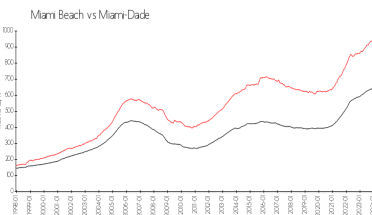
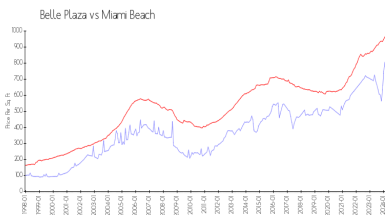
Belle Plaza Condominium Association, inc  
 (305) 538-7221

<http://www.belleplaza.org/index.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	856 sq ft	Jun 2024	\$590,000	\$689
307	897 sq ft	Mar 2024	\$520,000	\$580
905	856 sq ft	Feb 2024	\$590,000	\$689
617	897 sq ft	Jan 2024	\$670,000	\$747
1206	897 sq ft	Dec 2023	\$576,250	\$642
1203	897 sq ft	Dec 2023	\$530,000	\$591
801	1,403 sq ft	Dec 2023	\$690,000	\$492

## Market Information



Belle Plaza: \$673/sq. ft.  
 Miami Beach: \$970/sq. ft.

Miami Beach: \$970/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Belle Plaza 2%  
 Miami Beach 4%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Belle Plaza

59 days

Miami Beach

97 days

Miami-Dade

82 days