

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:	\$599,000
List PPSF:	\$668
Valuated Price:	\$675,000
Valuated PPSF:	\$753

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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

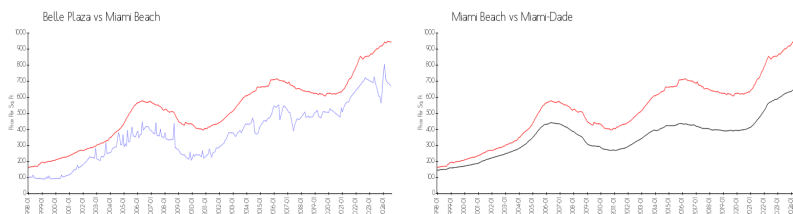
Belle Plaza Condominium Association, inc
(305) 538-7221

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
618	1,534 sq ft	Sep 2024	\$1,190,000	\$776
216	897 sq ft	Aug 2024	\$599,000	\$668
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

Market Information



Belle Plaza:	\$669/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Belle Plaza	4%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Belle Plaza	63 days
-------------	---------



Miami Beach
Miami-Dade

100 days
85 days