

# Unit 615 - Costa Bella

615 - 1450 Bayshore Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11598371  
 Status: Active  
 Size: 1,249 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$675,000  
 List PPSF: \$540  
 Valuated Price: \$551,000  
 Valuated PPSF: \$441

*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: 231  
 Number of active listings for rent: 5  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

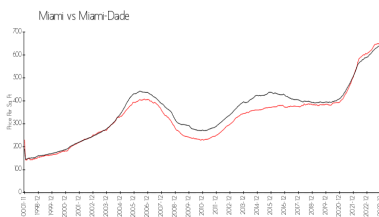
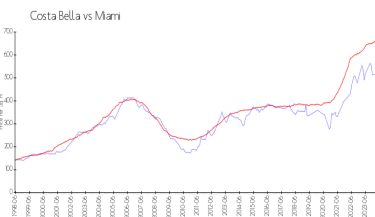
## Building Association Information

Costa Bella Association Inc  
 (305) 373-3100

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	1,030 sq ft	Apr 2024	\$560,013	\$544
1105	1,030 sq ft	Dec 2023	\$566,000	\$550
401	1,249 sq ft	Nov 2023	\$700,000	\$560
709	1,030 sq ft	Oct 2023	\$545,000	\$529
1114	900 sq ft	Oct 2023	\$410,000	\$456

## Market Information



Costa Bella: \$519/sq. ft.      Miami: \$673/sq. ft.  
 Miami: \$673/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Costa Bella: 1%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Costa Bella  
Miami  
Miami-Dade

71 days  
83 days  
82 days