

Unit 101 - Belle Plaza

101 - 20 Island Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11601341
Status:	Active
Size:	756 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$565,000
List PPSF:	\$747
Valuated Price:	\$342,000
Valuated PPSF:	\$452

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

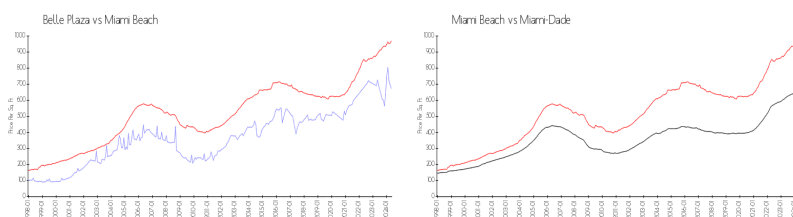
Belle Plaza Condominium Association, inc
(305) 538-7221

<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%
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Avg. Time to Close Over Last 12 Months

Belle Plaza	59 days
Miami Beach	98 days
Miami-Dade	82 days