

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

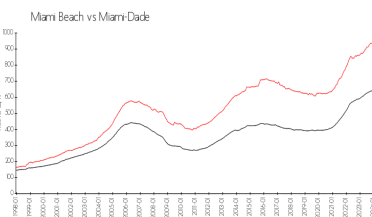
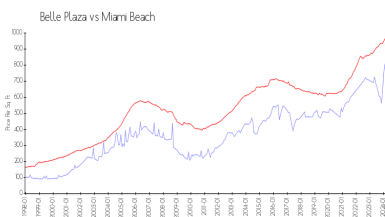
Belle Plaza Condominium Association, inc
 (305) 538-7221

<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%

Avg. Time to Close Over Last 12 Months

Belle Plaza	59 days
Miami Beach	97 days
Miami-Dade	82 days