

Unit 805 - Bentley Bay

805 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11602881
 Status: Active
 Size: 1,210 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Other Parking, Valet Parking
 View:
 List Price: \$1,400,000
 List PPSF: \$1,157
 Valuated Price: \$1,341,000
 Valuated PPSF: \$1,108

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: 168
 Number of active listings for rent: 17
 Number of active listings for sale: 12
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

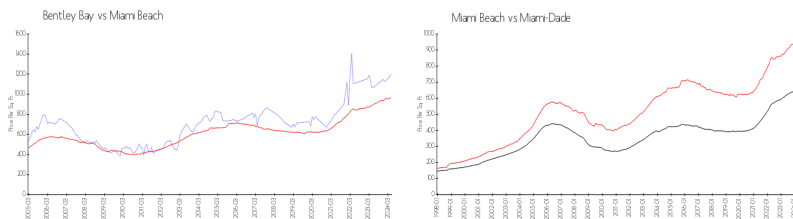
Building Association Information

The Bentley Bay Condominium Association, Inc.
 (305) 604-8655

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	983 sq ft	Jun 2024	\$905,000	\$921
1602	1,929 sq ft	Jun 2024	\$2,500,000	\$1,296
1001	1,991 sq ft	May 2024	\$2,349,000	\$1,180
1012	779 sq ft	Mar 2024	\$759,000	\$974
1712	779 sq ft	Feb 2024	\$750,000	\$963
905	1,210 sq ft	Feb 2024	\$1,100,000	\$909

Market Information

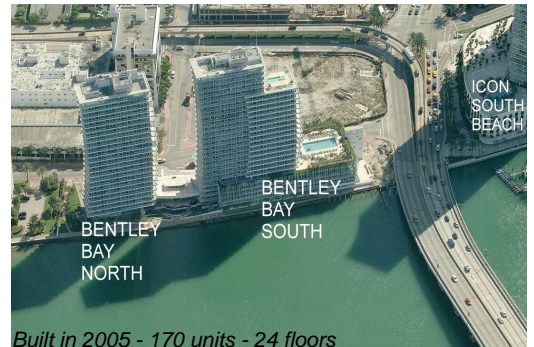


Bentley Bay: \$1193/sq. ft. Miami Beach: \$970/sq. ft.
 Miami Beach: \$970/sq. ft. Miami-Dade: \$705/sq. ft.

Inventory for Sale

Bentley Bay: 7%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Bentley Bay
Miami Beach
Miami-Dade

84 days
97 days
82 days