

Unit 462S - Flamingo South Tower

462S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11606835
Status:	Active
Size:	1,067 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available
View:	
List Price:	\$660,000
List PPSF:	\$619
Valuated Price:	\$488,000
Valuated PPSF:	\$457

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:	562
Number of active listings for rent:	115
Number of active listings for sale:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

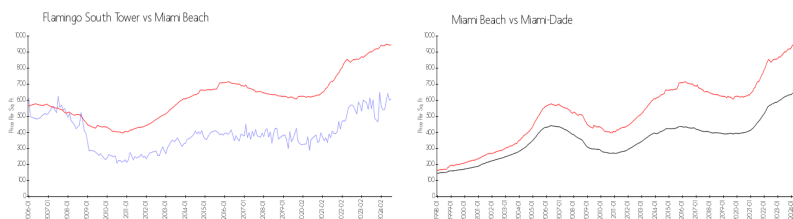
Building Association Information

Flamingo South Beach
1500 Bay Rd, Miami Beach, FL 33139
(305) 532 7583

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L42S	771 sq ft	Aug 2024	\$450,000	\$584
502S	923 sq ft	Aug 2024	\$400,000	\$433
608S	737 sq ft	Jul 2024	\$410,000	\$556
1202S	923 sq ft	Jul 2024	\$420,000	\$455
1552S	584 sq ft	Jun 2024	\$375,000	\$642

Market Information



Flamingo South Tower:	\$606/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Flamingo South Tower	3%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Flamingo South Tower	148 days
Miami Beach	100 days



Miami-Dade

85 days