

Unit 1112 - Bentley Bay

1112 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11607953
Status:	Active
Size:	779 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$811,000
List PPSF:	\$1,041
Valuated Price:	\$838,000
Valuated PPSF:	\$1,076

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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

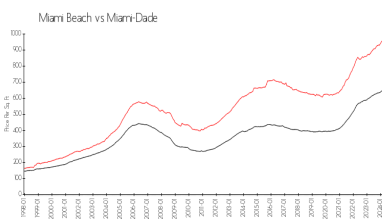
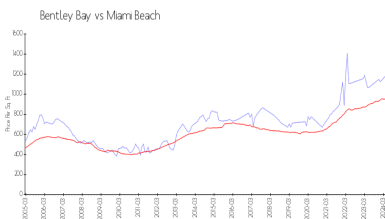
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1913	777 sq ft	Jul 2024	\$750,000	\$965
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

Market Information

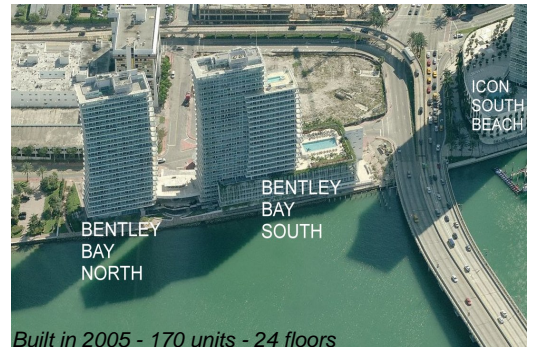


Bentley Bay:	\$1126/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

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

79 days
99 days
83 days