

# Unit 637 - South Bay Club

637 - 800 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11630967  
 Status: Active  
 Size: 560 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$270,000  
 List PPSF: \$482  
 Valuated Price: \$235,000  
 Valuated PPSF: \$420

*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: 344  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

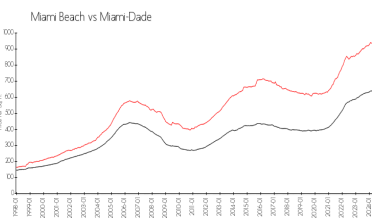
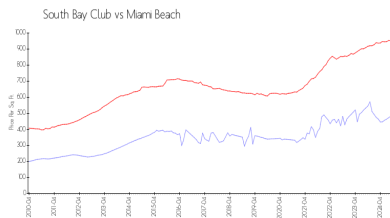
## Building Association Information

South Bay Club Condominium Assoc  
 800 West Avenue # 3  
 Miami Beach, FL 33139  
 Phone: (305) 672-3548

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH44	900 sq ft	Sep 2024	\$385,000	\$428
745	1,120 sq ft	Sep 2024	\$1,015,000	\$906
445	1,120 sq ft	Jun 2024	\$999,950	\$893
435	1,150 sq ft	May 2024	\$441,000	\$383
746	1,120 sq ft	Apr 2024	\$938,650	\$838
530	800 sq ft	Apr 2024	\$339,000	\$424
401	920 sq ft	Apr 2024	\$325,000	\$353

## Market Information



South Bay Club: \$482/sq. ft.  
 Miami Beach: \$951/sq. ft.

Miami Beach: \$951/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

South Bay Club: 5%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



South Bay Club  
Miami Beach  
Miami-Dade

53 days  
102 days  
86 days