

Unit 714S - Flamingo South Tower

714S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11635702
 Status: Active
 Size: 2,029 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$1,590,000
 List PPSF: \$784
 Valuated Price: \$1,441,000
 Valuated PPSF: \$710

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: 18
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

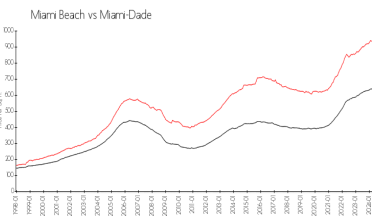
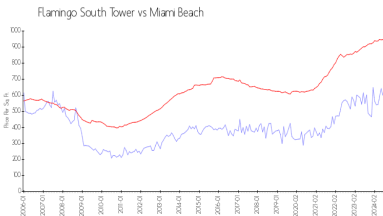
Building Association Information

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:	\$562/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Flamingo South Tower: 3%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Flamingo South Tower: 151 days
 Miami Beach: 102 days



Miami-Dade

86 days