

# 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

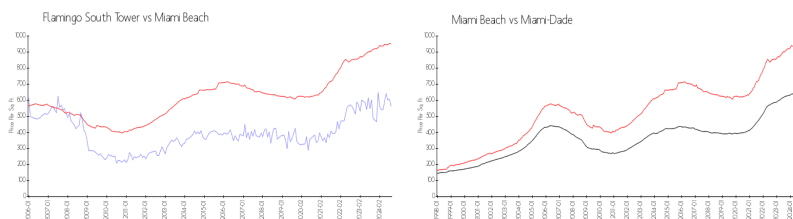
## Building Association Information

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



Built in 1960 - 562 units - 14 floors

