

# Unit 1803 - Costa Brava

1803 - 11 Island Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11640419  
 Status: Active Under Contract  
 Size: 1,027 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$740,000  
 List PPSF: \$721  
 Valuated Price: \$677,000  
 Valuated PPSF: \$603

*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: 214  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

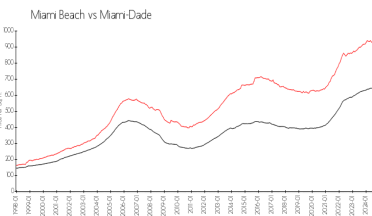
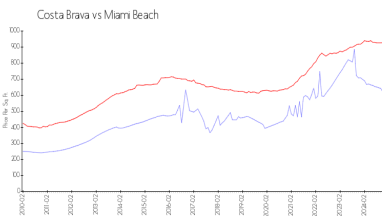
## Building Association Information

Costa Brava Condominium  
 Address: 11 Island Ave,  
 Miami Beach, FL 33139  
 Phone: +1 305-532-6397

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	1,238 sq ft	Oct 2024	\$770,000	\$622
911	1,733 sq ft	Jul 2024	\$1,095,000	\$632
2007	1,324 sq ft	Jul 2024	\$829,000	\$626
2101	1,733 sq ft	Mar 2024	\$1,835,000	\$1,059
705	1,324 sq ft	Mar 2024	\$725,000	\$548

## Market Information



Costa Brava: \$597/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Costa Brava: 6%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Costa Brava: 167 days  
 Miami Beach: 103 days



Miami-Dade

90 days