

Unit 701 - Bentley Bay

701 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11649568
 Status: Active
 Size: 1,991 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Covered Parking, Valet Parking
 View:
 List Price: \$2,495,000
 List PPSF: \$1,253
 Valuated Price: \$1,921,000
 Valuated PPSF: \$965

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: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

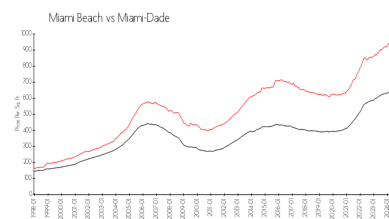
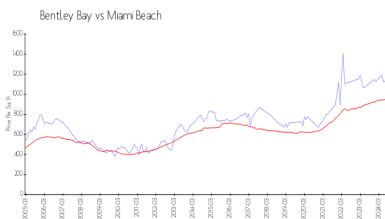
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1713	777 sq ft	Nov 2024	\$793,000	\$1,021
1513	777 sq ft	Oct 2024	\$715,000	\$920
2014	1,058 sq ft	Aug 2024	\$1,265,000	\$1,196
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

Market Information



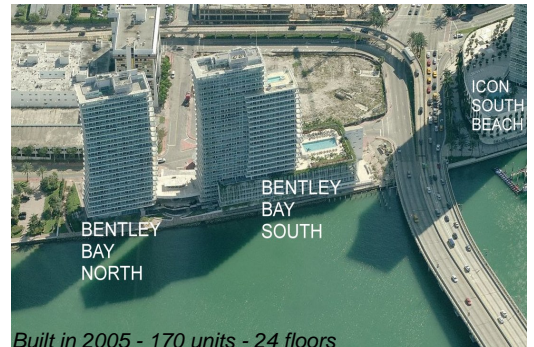
Bentley Bay: \$1005/sq. ft.
 Miami Beach: \$951/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Bentley Bay: 5%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Bentley Bay: 69 days
 Miami Beach: 102 days
 Miami-Dade: 86 days



Built in 2005 - 170 units - 24 floors