

# Unit 1812 - Bentley Bay

1812 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11696602
Status:	Active
Size:	779 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,850,000
List PPSF:	\$2,375
Valuated Price:	\$803,000
Valuated PPSF:	\$1,031

*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

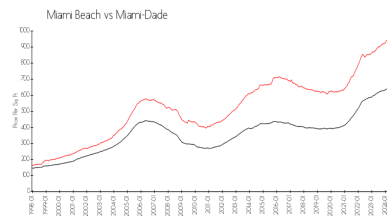
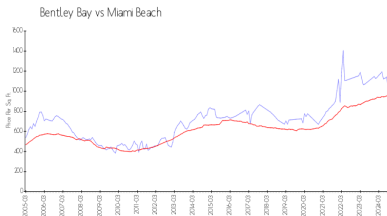
## Building Association Information

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 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

