

# Unit 914 - Bentley Bay

914 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11697567  
 Status: Active  
 Size: 1,058 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,285,000  
 List PPSF: \$1,215  
 Valuated Price: \$1,201,000  
 Valuated PPSF: \$1,135

*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: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

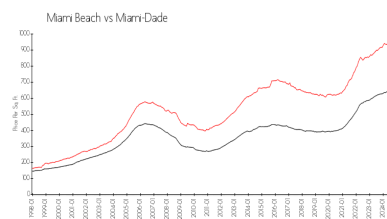
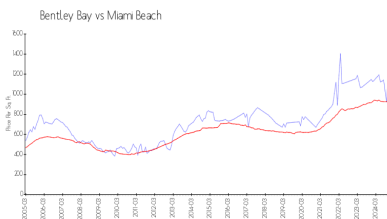
## Building Association Information

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: \$1208/sq. ft.  
 Miami Beach: \$936/sq. ft.  
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 Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Bentley Bay: 6%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Bentley Bay: 69 days  
 Miami Beach: 104 days  
 Miami-Dade: 88 days

