

# Unit 1005 - West Bay Plaza

1005 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11698822  
 Status: Active  
 Size: 1,070 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$700,000  
 List PPSF: \$654  
 Valuated Price: \$523,000  
 Valuated PPSF: \$489

*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: 112  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

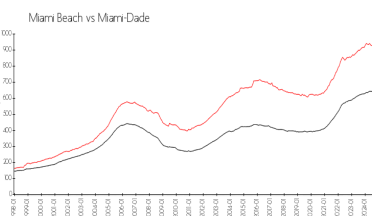
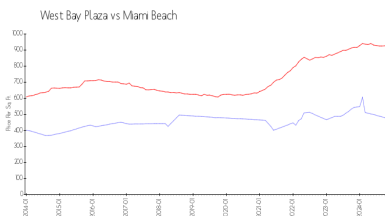
## Building Association Information

West Bay Plaza  
 Condominium Association Inc  
 1688 West Avenue # 807  
 Miami Beach, FL 33139  
 Phone: (305) 534-0017  
 (305) 534-0099

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
709	1,060 sq ft	Jun 2024	\$693,000	\$654
602	1,110 sq ft	Mar 2024	\$560,000	\$505
907	810 sq ft	Feb 2024	\$500,000	\$617

## Market Information



West Bay Plaza:	\$476/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

West Bay Plaza: 4%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

West Bay Plaza: 108 days  
 Miami Beach: 104 days



Miami-Dade

88 days