

Unit 1509 - Belle Plaza

1509 - 20 Island Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11763894
Status:	Active
Size:	1,403 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$999,000
List PPSF:	\$712
Valuated Price:	\$1,012,000
Valuated PPSF:	\$721

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:	226
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

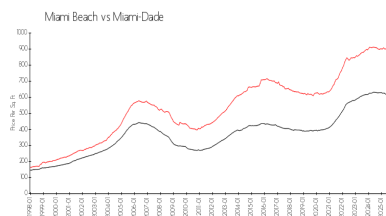
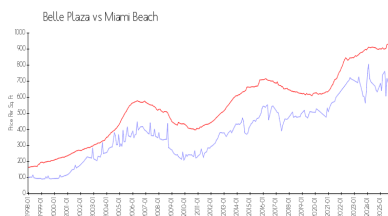
Belle Plaza Condominium Association, inc
(305) 538-7221

<https://www.belleplaza.org/index.html>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005	856 sq ft	Dec 2025	\$550,000	\$643
609	1,403 sq ft	Jul 2025	\$1,070,000	\$763
210	897 sq ft	Jun 2025	\$530,000	\$591
1001	1,403 sq ft	May 2025	\$970,000	\$691
1210	897 sq ft	Apr 2025	\$675,000	\$753

Market Information



Belle Plaza:	\$620/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Belle Plaza	1%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Belle Plaza	50 days
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Miami Beach
Miami-Dade

94 days
77 days