

# Unit 122S - Flamingo South Tower

122S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11886005    |
| Status:         | Active       |
| Size:           | 1,081 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | None         |
| View:           |              |
| List Price:     | \$845,000    |
| List PPSF:      | \$782        |
| Valuated Price: | \$545,000    |
| Valuated PPSF:  | \$504        |

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:                         | 562 |
| Number of active listings for rent:      | 115 |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

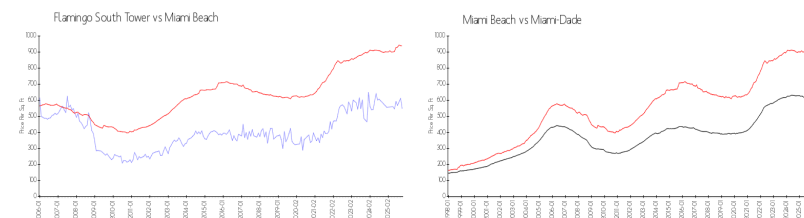
Flamingo South Beach  
1500 Bay Rd, Miami Beach, FL 33139  
(305) 532 7583

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 856S   | 584 sq ft   | Dec 2025     | \$345,000  | \$591 |
| 1182S  | 729 sq ft   | Dec 2025     | \$372,900  | \$512 |
| 648S   | 1,061 sq ft | Oct 2025     | \$630,000  | \$594 |
| 668S   | 1,020 sq ft | Oct 2025     | \$540,000  | \$529 |
| 746S   | 1,069 sq ft | Oct 2025     | \$610,000  | \$571 |

## Market Information



|                       |               |              |               |
|-----------------------|---------------|--------------|---------------|
| Flamingo South Tower: | \$550/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:          | \$939/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Flamingo South Tower | 3% |
| Miami Beach          | 4% |
| Miami-Dade           | 4% |

## Avg. Time to Close Over Last 12 Months



|                      |         |
|----------------------|---------|
| Flamingo South Tower | 91 days |
| Miami Beach          | 94 days |
| Miami-Dade           | 77 days |