

Unit 1405 - Bentley Bay

1405 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11887679
Status:	Active
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$1,500,000
List PPSF:	\$1,240
Valuated Price:	\$1,500,000
Valuated PPSF:	\$1,240

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

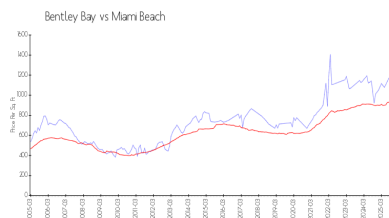
The Bentley Bay Condominium Association, Inc.
(305) 604-8655

<https://>

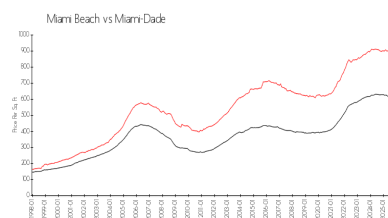
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,499 sq ft	Dec 2025	\$1,741,150	\$1,162
1601	1,992 sq ft	Nov 2025	\$2,650,000	\$1,330
914	1,058 sq ft	Nov 2025	\$1,100,000	\$1,040
712	779 sq ft	Nov 2025	\$800,000	\$1,027
311	776 sq ft	Oct 2025	\$693,550	\$894

Market Information



Bentley Bay: \$1255/sq. ft.
Miami Beach: \$939/sq. ft.



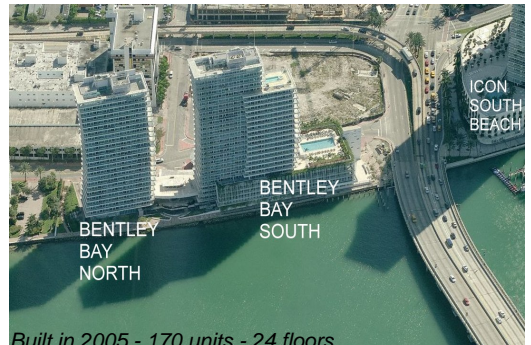
Miami Beach: \$939/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Bentley Bay	2%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bentley Bay	91 days
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Built in 2005 - 170 units - 24 floors

Miami Beach
Miami-Dade

94 days
77 days