

Unit 1102 - Bentley Bay

1102 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11912348 |
| Status: | Active |
| Size: | 1,499 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$2,100,000 |
| List PPSF: | \$1,401 |
| Valuated Price: | \$1,568,000 |
| Valuated PPSF: | \$1,046 |

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

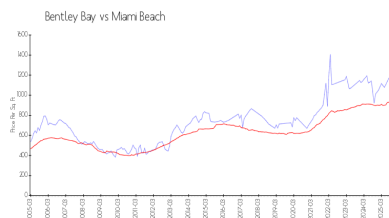
The Bentley Bay Condominium Association, Inc.
(305) 604-8655

<https://>

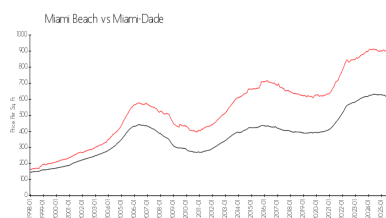
Recent Sales

| 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 |
|-------------|---------|



Miami Beach
Miami-Dade

94 days
77 days