

# Unit 1428S - Flamingo South Tower

1428S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: F10471258  
 Status: Active  
 Size: 1,072 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View:  
 Rental Price: \$4,350  
 List PPSF: \$4  
 Valuated Price: \$906,000  
 Valuated PPSF: \$845

*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.*

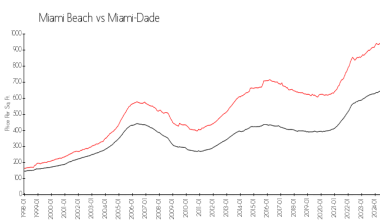
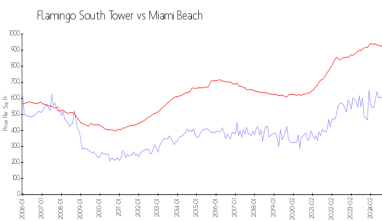
## Building Information

Number of units: 562  
 Number of active listings for rent: 115  
 Number of active listings for sale: 19  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

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

## Market Information



Flamingo South Tower:	\$601/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Flamingo South Tower: 3%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Flamingo South Tower: 147 days  
 Miami Beach: 104 days  
 Miami-Dade: 88 days

