

# Unit 2805 - Waverly South Beach

2805 - 1330 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11409144  
 Status: Active  
 Size: 793 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$599,000  
 List PPSF: \$755  
 Valuated Price: \$535,000  
 Valuated PPSF: \$675

*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: 399  
 Number of active listings for rent: 19  
 Number of active listings for sale: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

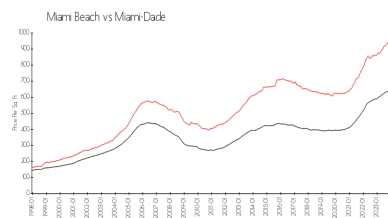
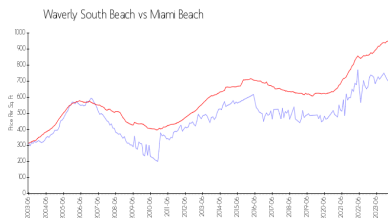
## Building Association Information

Waverly South Beach Condo  
 concierge: (305) 674-3255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1409	1,127 sq ft	May 2024	\$680,000	\$603
514	1,262 sq ft	Apr 2024	\$630,000	\$499
2912	806 sq ft	Mar 2024	\$520,000	\$645
3205	793 sq ft	Jan 2024	\$500,000	\$631
2504	1,084 sq ft	Jan 2024	\$829,700	\$765
2103	806 sq ft	Jan 2024	\$530,000	\$658
909	1,127 sq ft	Jan 2024	\$665,000	\$590

## Market Information



Waverly South Beach:	\$678/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Waverly South Beach: 4%  
 Miami Beach: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Waverly South Beach	120 days
Miami Beach	97 days
Miami-Dade	81 days