

Unit 422S - Flamingo South Tower

422S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

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|-----------------|------------------------------|
| MLS Number: | A11508972 |
| Status: | Active |
| Size: | 1,088 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Other Parking, Valet Parking |
| View: | |
| List Price: | \$720,000 |
| List PPSF: | \$662 |
| Valuated Price: | \$588,000 |
| Valuated PPSF: | \$540 |

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

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|--|-----|
| Number of units: | 562 |
| Number of active listings for rent: | 115 |
| Number of active listings for sale: | 18 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 9 |

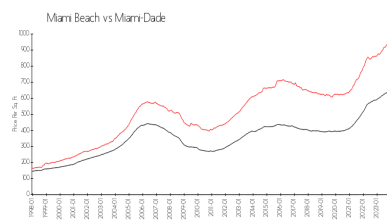
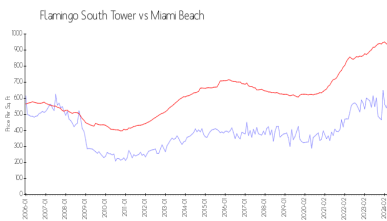
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 858S | 788 sq ft | Mar 2024 | \$385,000 | \$489 |
| 1454S | 737 sq ft | Mar 2024 | \$345,000 | \$468 |
| 1070S | 1,121 sq ft | Mar 2024 | \$489,900 | \$437 |
| 1140S | 1,027 sq ft | Feb 2024 | \$590,000 | \$574 |
| 478S | 953 sq ft | Feb 2024 | \$385,000 | \$404 |
| 650S | 770 sq ft | Feb 2024 | \$395,000 | \$513 |
| 1544S | 729 sq ft | Feb 2024 | \$490,000 | \$672 |
| 606 | 1,077 sq ft | Feb 2024 | \$510,000 | \$474 |
| 1256S | 584 sq ft | Feb 2024 | \$345,000 | \$591 |

Market Information



| | | | |
|-----------------------|---------------|--------------|---------------|
| Flamingo South Tower: | \$573/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Flamingo South Tower 3%



| | |
|-------------|----|
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

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|----------------------|----------|
| Flamingo South Tower | 144 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |