

# Unit 834S - Flamingo South Tower

834S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11522852  
 Status: Active  
 Size: 1,062 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Other Parking, Valet Parking  
 View:  
 List Price: \$715,000  
 List PPSF: \$673  
 Valuated Price: \$657,000  
 Valuated PPSF: \$619

*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: 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

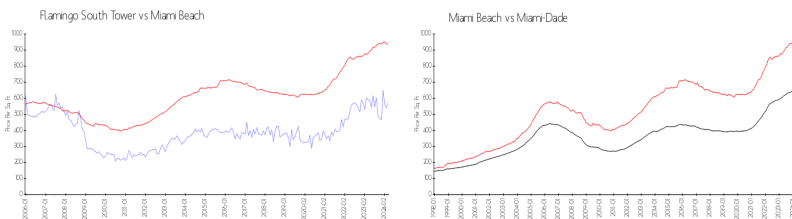
## Building Association Information

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**

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