

# Unit 425 - West Bay Gardens

425 - 1665 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11527116  
 Status: Active  
 Size: 1,065 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$515,000  
 List PPSF: \$484  
 Valuated Price: \$489,000  
 Valuated PPSF: \$459

*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: 96  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

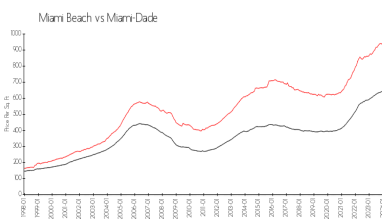
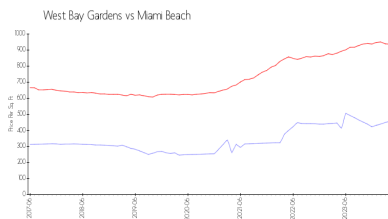
## Building Association Information

West Bay Gardens Condominiums  
 Address: 1665 Bay Rd - Ste 200,  
 Miami Beach, FL 33139  
 (305) 531-8155

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	752 sq ft	Mar 2024	\$320,000	\$426
410	752 sq ft	Dec 2023	\$320,000	\$426
417	1,065 sq ft	Jun 2023	\$542,000	\$509
316	752 sq ft	May 2023	\$310,000	\$412

## Market Information



West Bay Gardens: \$457/sq. ft.  
 Miami Beach: \$937/sq. ft.

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

## Inventory for Sale

West Bay Gardens: 1%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



West Bay Gardens  
Miami Beach  
Miami-Dade

46 days  
97 days  
81 days