

Unit 1101 - Bentley Bay

1101 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11536544
Status:	Active
Size:	1,991 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Parking-Under Building,Valet Parking
View:	
List Price:	\$2,950,000
List PPSF:	\$1,482
Valuated Price:	\$2,118,000
Valuated PPSF:	\$1,064

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:	168
Number of active listings for rent:	17
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

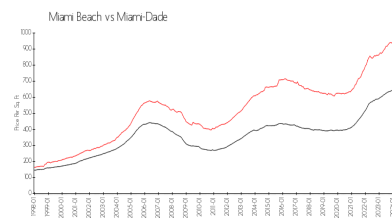
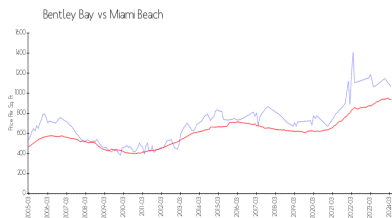
Building Association Information

The Bentley Bay Condominium Association, Inc.
(305) 604-8655

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,991 sq ft	May 2024	\$2,349,000	\$1,180
1012	779 sq ft	Mar 2024	\$759,000	\$974
1712	779 sq ft	Feb 2024	\$750,000	\$963
905	1,210 sq ft	Feb 2024	\$1,100,000	\$909
1601	1,992 sq ft	Dec 2023	\$2,400,000	\$1,205

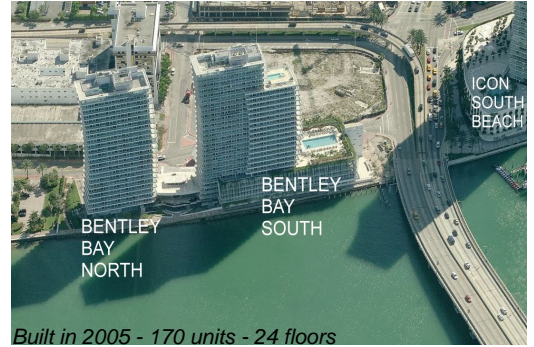
Market Information



Bentley Bay:	\$1065/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Bentley Bay	6%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Bentley Bay	99 days
Miami Beach	97 days
Miami-Dade	81 days