

Unit 403 - West Bay Plaza

403 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11545629
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$690,000
 List PPSF: \$690
 Valuated Price: \$468,000
 Valuated PPSF: \$468

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: 112
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

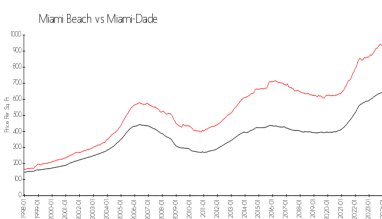
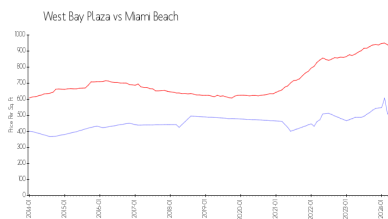
Building Association Information

West Bay Plaza
 Condominium Association Inc
 1688 West Avenue # 807
 Miami Beach, FL 33139
 Phone: (305) 534-0017
 (305) 534-0099

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,110 sq ft	Mar 2024	\$560,000	\$505
907	810 sq ft	Feb 2024	\$500,000	\$617
606	820 sq ft	Nov 2023	\$440,000	\$537
705	1,070 sq ft	Oct 2023	\$680,000	\$636
PH-09	1,060 sq ft	Oct 2023	\$720,000	\$679

Market Information



West Bay Plaza: \$484/sq. ft. Miami Beach: \$937/sq. ft.
 Miami Beach: \$937/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

West Bay Plaza: 6%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

West Bay Plaza	43 days
Miami Beach	97 days
Miami-Dade	81 days