

Unit 1602 - Bentley Bay

1602 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11570530
 Status: Active
 Size: 1,929 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$2,750,000
 List PPSF: \$1,426
 Valuated Price: \$1,797,000
 Valuated PPSF: \$932

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

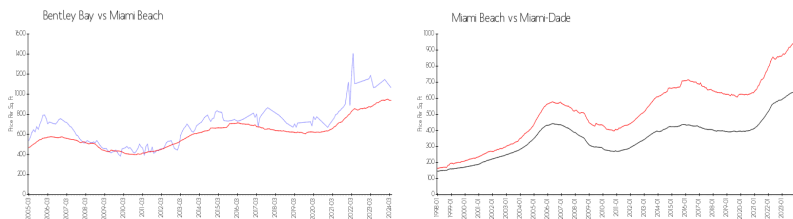
Building Association Information

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

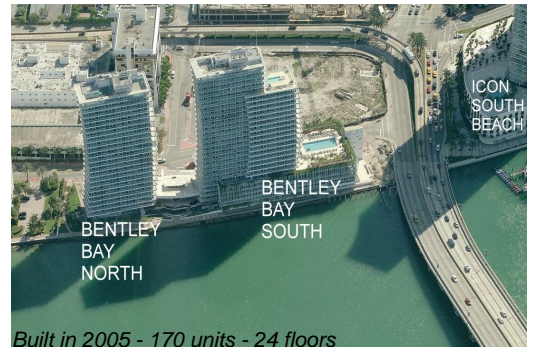


Bentley Bay: \$1065/sq. ft.
 Miami Beach: \$937/sq. ft.
 Miami-Dade: \$695/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Bentley Bay
Miami Beach
Miami-Dade

99 days
97 days
81 days