

# Unit 416S - Flamingo South Tower

416S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11576530  
 Status: Active  
 Size: 1,077 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay, Pool Area View  
 Rental Price: \$6,250  
 List PPSF: \$6  
 Valuated Price: \$670,000  
 Valuated PPSF: \$622

*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.*

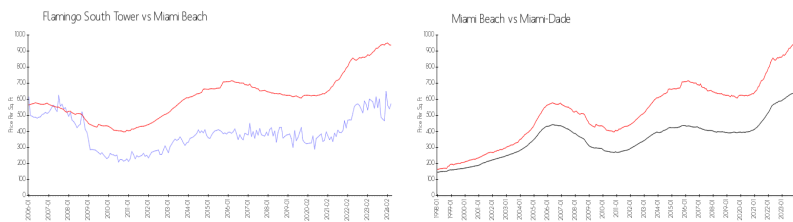
## Building Information

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

## 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

