

# Unit G-08 - West Bay Plaza

G-08 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	RX-10970435
Status:	Active
Size:	980 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$525,000
List PPSF:	\$536
Valuated Price:	\$445,000
Valuated PPSF:	\$454

*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

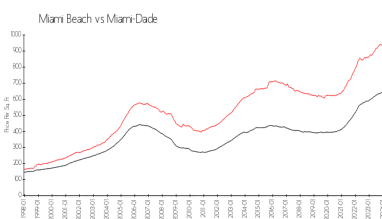
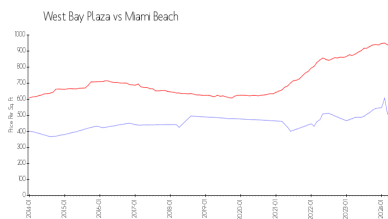
## Building Association Information

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