

Unit 446S - Flamingo South Tower

446S - 1500 Bay Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11315208
 Status: Active
 Size: 1,069 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Space Rented
 View:
 List Price: \$599,900
 List PPSF: \$561
 Valuated Price: \$607,000
 Valuated PPSF: \$568

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: 8

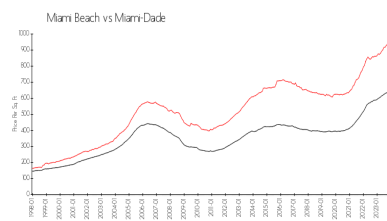
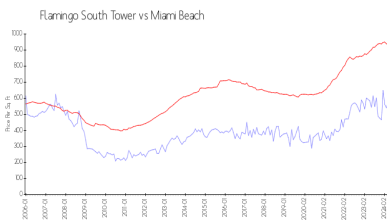
Building Association Information

Flamingo South Beach
 1500 Bay Rd, Miami Beach, FL 33139
 (305) 532 7583

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 858S | 788 sq ft | Mar 2024 | \$385,000 | \$489 |
| 1454S | 737 sq ft | Mar 2024 | \$345,000 | \$468 |
| 1070S | 1,121 sq ft | Mar 2024 | \$489,900 | \$437 |
| 1140S | 1,027 sq ft | Feb 2024 | \$590,000 | \$574 |
| 478S | 953 sq ft | Feb 2024 | \$385,000 | \$404 |
| 650S | 770 sq ft | Feb 2024 | \$395,000 | \$513 |
| 1544S | 729 sq ft | Feb 2024 | \$490,000 | \$672 |
| 606 | 1,077 sq ft | Feb 2024 | \$510,000 | \$474 |
| 1256S | 584 sq ft | Feb 2024 | \$345,000 | \$591 |

Market Information



| | | | |
|-----------------------|---------------|--------------|---------------|
| Flamingo South Tower: | \$573/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$695/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 |