

# Unit 503 - Bentley Bay

503 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11583798  
 Status: Active  
 Size: 776 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$799,000  
 List PPSF: \$1,030  
 Valuated Price: \$835,000  
 Valuated PPSF: \$1,076

*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: 6  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

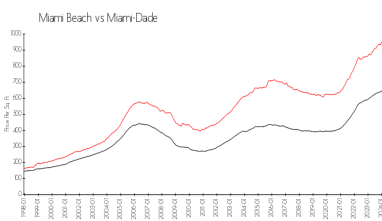
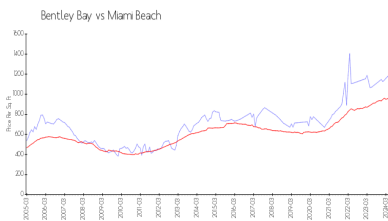
## Building Association Information

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

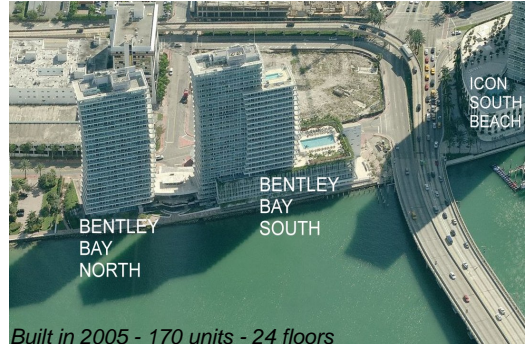


Bentley Bay: \$1193/sq. ft.      Miami Beach: \$968/sq. ft.  
 Miami Beach: \$968/sq. ft.      Miami-Dade: \$703/sq. ft.

## 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

102 days  
97 days  
81 days