

Comparative Market Analysis

"This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation ."



Researched and prepared by
Ekaterina Lavrova

Subject Property

Prepared exclusively for

Prepared on
March 07, 2022



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March 07, 2022

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	List Date	DOM
1500 Bay Rd #1576S	\$236,000		1	496		10/20/2020	
1500 Bay Rd #1476S	\$239,000		1	496		02/28/2022	
1500 BAY RD #1152S	\$259,000		1			08/17/2021	
1500 E Bay Rd #772S	\$265,000		1	454		11/02/2021	
1500 Bay Rd #1076S	\$309,000		1	496		03/05/2022	
1500 Bay Rd #282S	\$309,900	1	1	729		02/07/2022	
1500 Bay Rd #454S	\$320,000	1	1	737		10/11/2021	
1500 Bay Rd #1184S	\$330,000		1	497		02/15/2022	
1500 Bay Rd #1518S	\$360,000	1	1	727		07/21/2021	
1500 Bay Rd #980S	\$369,000	1	1	747		07/23/2018	
1500 Bay Rd #478S	\$375,000	1	1	953		02/16/2022	
1500 Bay Rd #978S	\$395,000	2	1	953		02/15/2022	
1500 Bay Rd #132S	\$425,000	1	1	719		04/28/2021	
1500 Bay Rd #1068S	\$505,000	1	2	1,020		02/08/2022	
1500 Bay Rd #L42S	\$519,000	1	1	771		02/23/2022	
1500 Bay Rd #134S	\$569,000	2	2	1,069		04/28/2021	
1500 Bay Rd #PH1514S	\$1,690,000	3	3	2,029		12/01/2021	
Averages:	\$439,700	0.9	1.2	806			

Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1500 Bay Rd #604S	\$265,000	1	1	742		02/25/2022	
1500 Bay Rd #918S	\$275,000	1	1	727		04/01/2021	
1500 Bay Rd #254S	\$296,000	1	1			02/14/2022	
1500 Bay Rd #650S	\$298,000	1	1	770		02/14/2022	
1500 Bay Rd #1064S	\$330,000	1	1	731		02/24/2022	
1500 Bay Rd #606	\$330,000	2	2	1,077		12/09/2021	
1500 Bay Rd #1444S	\$375,000	1	1	729		01/27/2022	
1500 Bay Rd #1432S	\$390,000	1	1	722		01/31/2022	
1500 Bay Rd #1570S	\$429,000	2	2	1,121		02/07/2022	
Averages:	\$332,000	1.2	1.2	827			

Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1500 Bay Rd #478S	\$275,000	1	1	953		02/11/2022	294
1500 Bay Rd #718S	\$325,000	1	1	727		02/01/2022	26
1500 Bay Rd #1574S	\$343,000	1	1	731		02/18/2022	48
1500 Bay Rd #L40S	\$534,000	2	2	996		02/11/2022	128
Averages:	\$369,250	1.3	1.3	852			124

Pending Listings

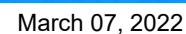
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
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Summary of Comparable Listings

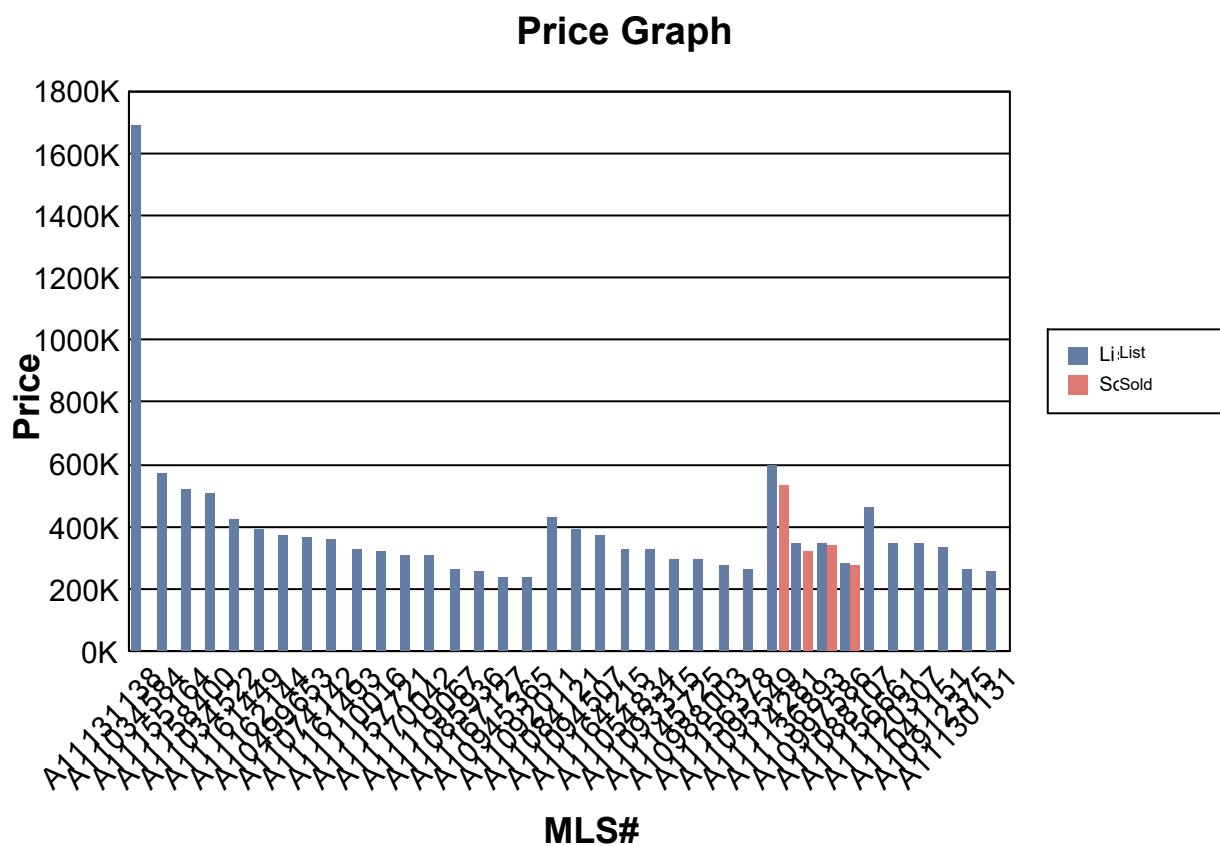
This page summarizes the comparable listings contained in this market analysis.

1500 W Bay Rd #608S	\$260,500	1	1	737	12/14/2021	12
1500 Bay Rd #436S	\$264,000			461	02/04/2022	467
1500 Bay Rd #866S	\$335,000	1	1	726	01/05/2022	224
1500 Bay Rd #330S	\$345,500	1	1	722	01/12/2022	68
1500 Bay Rd #1550S	\$349,000	1	1	770	02/17/2022	13
1500 Bay Rd #416S	\$465,000	2	2	1,077	02/11/2022	173
Averages:	\$336,500	1.0	1.2	749		160

	Low	Median	Average	High	Count
Comparable Price	\$236,000	\$332,500	\$387,747	\$1,690,000	31
Adjusted Comparable Price	\$236,000	\$332,500	\$387,747	\$1,690,000	31



This graph illustrates the list price, along with sale price in Sold listings.



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

1500 Bay Rd #1576S, Miami Beach 33139



MLS #:	A10945365	Status:	A	Beds:	0	L Price:	\$236,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH I	Pool:					
Parking:	Guest Parking, Space Rented, Valet Parking	LA SqFt:	496				
		TA SqFt:	496				
Tax Amt:	\$3,531	Tax Year:	2019	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: Beautiful views from this incredible priced Studio unit facing EAST and South Beach. Live in the middle of it all, walk to restaurants on West avenue and Lincoln road. Breathtaking pools and state of the art Fitness Center. Pet Friendly community. On-site convenience store, restaurant, cafe and laundry service. Best way to live SOBE is Living it at THE FLAMINGO! Easy to show.

1500 Bay Rd #1476S, Miami Beach 33139



MLS #:	A11167127	Status:	A	Beds:	0	L Price:	\$239,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO POINT	Pool:					
Parking:	Fee Simple Garage, Space Rented, Valet Parking	LA SqFt:	496				
		TA SqFt:	496				
Tax Amt:	\$2,893	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: nice studio with south beach and ocean view from 14th floor. Smart investment or pied a terre. Available now. Easy to show. Flamingo point just completed major renovations and passed 40 years inspection. HOA include \$100 in reserves.

1500 BAY RD #1152S, Miami Beach 33139



MLS #:	A11085936	Status:	A	Beds:	0	L Price:	\$259,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO POINT	Pool:					
Parking:	None, Parking-Under Building, Valet Parking	LA SqFt:	584				
		TA SqFt:					
Tax Amt:	\$2,681	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: OWNER MOTIVATED!!! COZY STUDIO IN THE HEART OF SOUTH BEACH. GREAT FOR INVESTORS OR HOMEOWNER. SPECTACULAR BAY VIEWS, NEW FLOORS JUST INSTALLED, FRESHLY PAINTED AND TENANT OCCUPIED FOR YOUR INVESTOR. TURN KEY INVESTMENT. BUILDING OFFERS ENDELESS AMENITIES AND BEAUTIFUL GROUNDS AND COMMON AREAS. UNIT IS TENANT OCCUPIED. PLEASE SEE BROKER REMARKS

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Active Properties

1500 E Bay Rd #772S, Miami Beach 33139



MLS #:	A11119067	Status:	A	Beds:	0	L Price:	\$265,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH TOWER	Pool:					
Parking:	Other Parking	LA SqFt:	454				
		TA SqFt:	454				
Tax Amt:	\$2,848	Tax Year:	2021	Tax Info:	Tax Reflects Other Tax Exemption		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **GREAT INVESTMENT!! IN THE HEART OF SOUTH BEACH; FULLY FURNISHED STUDIO THAT CAN BE RENTED 12X A YEAR. UNIT IS FULLY UPGRADED/ TURN KEY. TENANT OCCUPIED; PLEASE CONTACT LA FOR DETAILS.**

1500 Bay Rd #1076S, Miami Beach 33139



MLS #:	A11170042	Status:	A	Beds:	0	L Price:	\$309,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO	Pool:					
Parking:	Street Parking	LA SqFt:	496				
		TA SqFt:	496				
Tax Amt:	\$2,810	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Other Waterfront**

Rmks: **Completely Renovated Studio in the heart of South Beach! Custom carpentry including murphy bed, desk/breakfast area, armoire, & kitchen cabinets. high-end appliances (oven/range, microwave, dishwasher, beverage ctr & refrigerator w/icemaker), mosaic tile backsplash & Silestone counters. Totally Renovated Bathroom. Lots of added storage & low-maintenance porcelain floors throughout. Custom black out window treatments. Walking distance to Lincoln Road & minutes from the beach. Resort offers infinity pool & jacuzzi, state of the art gym, a spa/salon, valet parking, 24 hr security, restaurants with full bar and pool lounge service, dog day care and park, on-site dry cleaners, market/liquor store and much more. Ok to lease 12 times a year for a minimum of 30 days. Furniture available.**

1500 Bay Rd #282S, Miami Beach 33139



MLS #:	A11157721	Status:	A	Beds:	1	L Price:	\$309,900
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	Flamingo	Pool:					
Parking:	Other Parking	LA SqFt:	729				
		TA SqFt:	729				
Tax Amt:	\$3,411	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Other Waterfront				

Rmks: **Building being completely remodeled and updated. Be at the heart of south beach with walking distant to everything. Amazing resort style amenities.**

CMA Pro Report

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Active Properties

1500 Bay Rd #454S, Miami Beach 33139



MLS #:	A11110016	Status:	A	Beds:	1	L Price:	\$320,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO POINT	LA SqFt:	737	TA SqFt:	737		
Parking:	None	Tax Amt:	\$3,554	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks:

1500 Bay Rd #1184S, Miami Beach 33139



MLS #:	A11161493	Status:	A	Beds:	0	L Price:	\$330,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH I CO	LA SqFt:	497	TA SqFt:	497		
Parking:	Space Rented, Parking-Under Building, Valet Parking	Tax Amt:	\$2,845	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front, Navigable				

Rmks:

Beautiful renovated studio unit facing EAST on high floor with South Beach Views. Fabulous place to live or invest, Famous Flamingo South Beach Resort like Building with excellent location (2 blocks from Lincoln Road and Alton Road). Amazing amenities like no other on South Beach, including pools, jacuzzi, sand waterfront sun-taking area, sand volleyball court, basketball court. Include membership to onsite world-class fitness center. Pet friendly community, On-site restaurants, convenience store, laundry service, spa, pool lounge, etc

1500 Bay Rd #1518S, Miami Beach 33139



MLS #:	A11074142	Status:	A	Beds:	1	L Price:	\$360,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH I	LA SqFt:	727	TA SqFt:	727		
Parking:	1 Space, Assigned Parking, Covered Parking	Tax Amt:	\$5,126	Tax Year:	2020	Tax Info:	Tax Reflects No Homestead Tax
Waterfront:		Wtrfrnt Dsc:	Ocean Front				

Rmks:

Property needs a lot of restoration, currently condemned, \$523,126.00 in city fines and violations \$372,000.00 1st Mortgage and \$63,516.06 in association debt. Communication thru email only By appointment only.



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Active Properties

1500 Bay Rd #980S, Miami Beach 33139



MLS #:	A10499653	Status:	A	Beds:	1	L Price:	\$369,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	Flamingo South	LA SqFt:	747	TA SqFt:	747		
Parking:	Covered Parking, Valet Parking	Tax Amt:	\$3,658	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Flamingo South Beach opportunity! An amazing resort lifestyle at an affordable price. This waterfront building, facing the bay, is minutes to Lincoln Road, the ocean, and beach. Enjoy unobstructed views to the city & Atlantic ocean - watch the cruise ships leaving port from your covered balcony. Community amenities include: heated infinity pool & spa, world class fitness center w/ classes & steam room, bike storage facilities, storage units to rent in the building, on-site dry cleaner, and market. Marina docks are available to rent. Enjoy breathtaking views from bay-walk to downtown Miami. Quick ownership opportunity!**

1500 Bay Rd #478S, Miami Beach 33139



MLS #:	A11162144	Status:	A	Beds:	1	L Price:	\$375,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH I CO	LA SqFt:	953	TA SqFt:	953		
Parking:	None	Tax Amt:	\$3,949	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions

Rmks: **Amazing complex in South Beach, both for residents and tourists. FIVE STAR BUILDING, spacious upgraded 1BD/1BA, at the Flamingo, with almost 1,000 SQ FT and updated kitchen. Huge living space amenities, including 24-hr security, two pools, spa, hot tub, jacuzzi, sandy beach, gym, dry-cleaning, dogs up to 40 lbs, pet shop w/pet-sitting/grooming services. Walking distance to Lincoln Road and minutes from the beach. Friendly community. On-site convenience store, restaurant, cafe and laundry service. TENANT OCCUPIED**



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Active Properties

1500 Bay Rd #978S, Miami Beach 33139



MLS #:	A11161449	Status:	A	Beds:	2	L Price:	\$395,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH I CO	LA SqFt:	953	TA SqFt:	953		
Parking:	None, Street Parking	Tax Amt:	\$4,151	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Clean, modern and tons of natural light, this unit is being sold furnished. This dog friendly building is steps to Lincoln Road has upscale gym, shops, salon, market / liquer store, dog walk area, restaurants and huge pool with cabanas on the Bay. This unit does not have a balcony.**

THIS BUILDING ALLOWS RENTALS 12 TIMES A YEAR

1500 Bay Rd #132S, Miami Beach 33139



MLS #:	A11034522	Status:	A	Beds:	1	L Price:	\$425,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	Flamingo South Beach 1	LA SqFt:	719	TA SqFt:	719		
Parking:	Valet Parking	Tax Amt:	\$4,685	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions

Waterfront: Wtrfrnt Dsc: **Bay Front, Ocean Access**

Rmks: **South Beach waterfront Resort Style Living. Investors delight with short 30 day rental. First floor Lanai/Terrace unit with easy access to pool area. Next door unit also available for sale with a possibility of joining both units for a total of 3 bed 3 bath. Wonderful amenities including infinity pool, Jacuzzi, Spa, world class fitness center, on site market, Restaurant/Cafe, valet parking. Walking distance to Lincoln Rd and minutes away from the Beach.**

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Active Properties

1500 Bay Rd #1068S, Miami Beach 33139



MLS #:	A11158400	Status:	A	Beds:	1	L Price:	\$505,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	Flamingo South Beach	Pool:					
Parking:	Valet Parking	LA SqFt:	1,020				
		TA SqFt:	1,020				
Tax Amt:	\$4,562	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intersecting Canals				

Rmks: Beautiful 1 Bedroom 1.5 Bath residence with direct sunset views of Biscayne Bay. Unit completely upgraded with top of the line in appliances and features including: Lutron system, speakers, cameras, custom Italian high-end cabinetry and closets, home theatre projector, electric blackouts and shades & more. The building offers 24 hr security, state of the art gym, convenience store, restaurant & bar with pool service, dog park, dry cleaners, valet parking. Best views in the building from this centrally located unit. Great for investors.

1500 Bay Rd #L42S, Miami Beach 33139



MLS #:	A11155164	Status:	A	Beds:	1	L Price:	\$519,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	Flamingo South Beach	Pool:					
Parking:	1 Space	LA SqFt:	771				
		TA SqFt:	771				
Tax Amt:	\$4,098	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: Last Ground Level Unit at Flamingo South Beach! Enjoy an oversized patio overlooking the lush flamingo courtyard. This RARE 1 Bedroom 1 Bathroom unit comes with 12" ceilings, large kitchen layout & ample living space. The Flamingo provides resort style amenities with its 2 Bayfront pools, Cabana's, state of the art fitness center and brand new storefront retail/restaurant - Grown (farm to fork cuisine), BEBITO'S CAFÉ and DOGGIE VIP pet grooming



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Active Properties

1500 Bay Rd #134S, Miami Beach 33139



MLS #:	A11034584	Status:	A	Beds:	2	L Price:	\$569,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	Flamingo South Beach 1	Pool:					
Parking:	Valet Parking	LA SqFt:	1,069				
		TA SqFt:	1,069				
Tax Amt:	\$6,137	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax, Tax Reflects No		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Ocean Access				

Rmks: **South Beach Resort Style Living. Great opportunity for Investors with short 30 day rental. First floor Lanai unit with easy access to the pool and with view to the Bay from the terrace. Next door unit also available for sale with a possibility of joining both units for a total of 3 bed 3 bath. Wonderful amenities including infinity pool, jacuzzi, spa, world class fitness center, on site market, restaurant/cafe. Walking distance to Lincoln Rd and the beach.**

1500 Bay Rd #PH1514S, Miami Beach 33139



MLS #:	A11131138	Status:	A	Beds:	3	L Price:	\$1,690,000
County:	Miami-Dade County	Baths:	2 / 1	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH I CO	Pool:					
Parking:	2 Or More Spaces, Assigned Parking, Covered Parking,	LA SqFt:	2,029				
		TA SqFt:	2,029				
Tax Amt:	\$16,365	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front				

Rmks: **RESORT STYLE LIVING IN THIS BEAUTIFUL 3 BEDROOM & 2.5 BATHROOMS PENTHOUSE IN FLAMINGO SOUTH BEACH. TWO BREATHTAKING VIEWS(2 BALCONIES) OF THE MIAMI SKYLINE & THE BAY VIEW. THIS BUILDING ALLOWS RENTALS 12XTIMES A YEAR!!! GREAT FOR INVESTMENT, GREAT OPPORTUNITY TO LIVE & VACATION AT THE SAME TIME. ENJOY BAY VIEWS & SUNSET VIEWS FROM EVERY ROOM. AMAZING AMENITIES LIKE NO OTHER ON SOUTHBEACH, INCLUDING 2 AMAZING POOLS, JACUZZI, SAND WATERFRONT SUN-TAKING AREA, SAND VOLLEYBALL COURT, BASKETBALL COURT.& INCLUDED MEMBERSHIP TO THE ONSITE WORLD CLASS FITNESS CENTER. PET FRIENDLY COMMUNITY, ON SITE RESTURANTS & BARS & MARKET, LAUNDRY SERVICE ETC.**



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Active With Contract Properties

1500 Bay Rd #604S, Miami Beach 33139



MLS #:	A11156378	Status:	AC	Beds:	1	L Price:	\$265,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH	Pool:					
Parking:	Other Parking, Valet Parking	LA SqFt:	742				
		TA SqFt:	742				
Tax Amt:	\$3,551	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Beautiful 1 bedroom 1 bath. Perfect for monthly rentals, 30 day minimum, 12 times a year. Income property or live and work from home. Walking distance to Lincoln Road shops, restaurants, beach and more. The building offers 24 hr security, State of the art gym, convenient store, restaurants and bar with pool service, doggy park, cleaners, valet parking. A tenant in place already, but can live with a 90 day notice. A must see!**

1500 Bay Rd #918S, Miami Beach 33139



MLS #:	A10988003	Status:	AC	Beds:	1	L Price:	\$275,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH	Pool:					
Parking:	Valet Parking	LA SqFt:	727				
		TA SqFt:	727				
Tax Amt:	\$4,879	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Welcome to this 1/1 Condo in the Flamingo Building in Miami Beach. Its a Short sale. Third Party Approval required. 2 Gym Memberships for Residents of the Building. No parking space included.**



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Active With Contract Properties

1500 Bay Rd #254S, Miami Beach 33139



MLS #:	A11145725	Status:	AC	Beds:	1	L Price:	\$296,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	Flamingo South Beach	LA SqFt:	737	TA SqFt:			
Parking:	Other Parking, Street Parking, Valet Parking	Tax Amt:	\$3,614	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Live in the middle of it all @ Flamingo South Beach, resort lifestyle at an affordable price. Amazing bayfront building, walking distance to Lincoln Road, shops and the ocean. Income producing Property, 1 bedroom unit. Partial bay & Garden view, MONTHLY RENTALS ALLOWED. Flamingo provides 24/7 security, State of the Art gym, gorgeous waterfront heated pools, decks, steam room, Spa, Bar, restaurants, market. Pet friendly community. Bike storage, Smart packaging system. Storage units for rent in the building, on-site dry cleaner. Marina docks are available to rent. No morning showings. New storefront (farm to fork) restaurant - GROWN and BEBITO'S CAFÉ BUY IT TODAY AND START EARNING \$\$ TOMORROW**

1500 Bay Rd #650S, Miami Beach 33139



MLS #:	A11093315	Status:	AC	Beds:	1	L Price:	\$298,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH	LA SqFt:	770	TA SqFt:	770		
Parking:	1 Space	Tax Amt:	\$3,626	Tax Year:	2020	Tax Info:	Tax Reflects No Homestead Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Great Location...unit with park and bay view. No balcony. Laminate wood floor in the living and carpet in the bedroom. Built-in walk-in closet. Fresh and modern furniture is included in the price. Do not miss this chance to own a ready-to-move-in unit at The Flamingo! No balcony and no parking space assigned.**



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March 07, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Active With Contract Properties

1500 Bay Rd #1064S, Miami Beach 33139



MLS #:	A11164215	Status:	AC	Beds:	1	L Price:	\$330,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH	LA SqFt:	731	TA SqFt:	731		
Parking:	Valet Parking	Tax Amt:	\$3,902	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax, Tax Reflects No

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **South Beach Resort Living at the recently renovated Flamingo Condominium in updated one bedroom/ one bath apartment. Enjoy views of Biscayne Bay and lush gardens from the large balcony. Apartment has porcelain floors, open kitchen, stainless appliances, washer/dryer, walk in closet. Amenities include 24 hr security, valet parking, rentable garage parking, new state-of-the-art gym with classes, convenience store, restaurant & bar with pool service, dry cleaners, 2 heated pools with views of Biscayne Bay, new sand beach, rentable storage units, bike storage, Smart packaging system, marina docks for rent, doggie VIP day care and dog park. A few blocks from Lincoln Rd, beach, restaurants, shops and night life. Garage parking available \$120/month, 30 day rentals allowed**

1500 Bay Rd #606, Miami Beach 33139



MLS #:	A11054834	Status:	AC	Beds:	2	L Price:	\$330,000
County:	Miami-Dade County	Baths:		L Date:			
Subdivision:	FLAMINGO SOUTH BEACH	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH	LA SqFt:	1,077	TA SqFt:	1,077		
Parking:	None	Tax Amt:	\$4,735	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front, Canal Front, Intracoastal Front, Ocean Front				

Rmks: **NOT APPROVED SHORT SALE The best complex in south beach, both for residents and tourists. 5 STAR BUILDING. Unit with over 1000 square feet. Oversized wood and porcelain flooring. The unit is now like the photos, it needs TLC, it had mold and the association removed the kitchen and floors . Complex with flexible rental policy! Flamingo offers luxury services that include 24-hour security, swimming pools, SPA, Jacuzzi, convenience store, dry cleaning, first-class gym, etc. Opportunity for investors, temporary rental! A cow that gives money !!! THE BEST PRICE IN THE COMPLEX ! DON'T MISS IT !!!!**



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CMA Pro Report

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Active With Contract Properties

1500 Bay Rd #1444S, Miami Beach 33139



MLS #:	A11094507	Status:	AC	Beds:	1	L Price:	\$375,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH I	Pool:					
Parking:	Valet Parking	LA SqFt:	729				
		TA SqFt:	729				
Tax Amt:	\$4,429	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **ENJOY GORGEOUS BAY VIEW FROM THE BEAUTIFUL UNIT IN FLAMINGO TOWER SOUTH BEACH. MINUTES FROM THE BEACH, WALKING DISTANCE TO LINCOLN ROAD, OCEAN DRIVE AND MARINA. RECENTLY RENOVATED AMENITIES, 2 POOLS, SPA, JACUZZI, 2 STORY FITNESS CENTER, BOOT CAMP CLASSES, YOGA, SPINNING CLASSES, MARKET, RESTAURANT AND MORE. SHORT TERM RENTALS ALLOWED (minimum 30 days).**

1500 Bay Rd #1432S, Miami Beach 33139



MLS #:	A11084121	Status:	AC	Beds:	1	L Price:	\$390,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO	Pool:					
Parking:	None	LA SqFt:	722				
		TA SqFt:	722				
Tax Amt:	\$5,248	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Stunning views from this incredible priced 1 bedroom unit facing the bay and south pool. Live in the middle of it all, walk to restaurants on West avenue and Lincoln road. 91 Walk Score. Breathtaking pools and state of the art Fitness Center. Smart Package 365. Pet Friendly community. On-site convenience store, restaurant and cafe, and laundry service. This is South Beach living the way its supposed to be lived!**



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Active With Contract Properties

1500 Bay Rd #1570S, Miami Beach 33139



MLS #:	A11092011	Status:	AC	Beds:	2	L Price:	\$429,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH I CO	Pool:					
Parking:	Valet Parking	LA SqFt:	1,121				
		TA SqFt:	1,121				
Tax Amt:	\$6,000	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Other Waterfront				

Rmks:

*****IF IT'S ACTIVE, IT'S STILL AVAILABLE ***Not more showings - unit looks the same as the pictures***Great opportunity to own this spacious *****PENTHOUSE***** 2 bed, 2 bath unit located in Flamingo South Beach offers some of the best in Miami living. Within walking distance from Lincoln Road and Miami Beach, Flamingo South Beach is a prime location. W/OPEN KITCHEN, S/S APPLIANCES, WASHER, PORCELAIN FLRS, GREAT FOYER AREA, NO BALCONY, BUT AWESOME OCEAN/SOBE VIEWS FROM ALL THE APARTMENT!!! BLDG HAS A NICE LOBBY, 2 POOLS, JACUZZI, VOLLEY/BASKETBALL COURTS, SANDY BEACH & MARINA. MAINTENANCE INCLUDES A/C, HOT/COLD WATER & 2 DAVID BARTON GYM MEMBERSHIPS. PET FRIENDLY, WALK TO OCEAN, LINCOLN RD, RESTAURANTS & STORES TO ENJOY SOBE LIFESTYLE! MUST SEE!!! TENANT OCCUPIED UNTIL JUNE, 2022.**



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March 07, 2022

CMA Pro Report

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Closed Properties

1500 Bay Rd #478S, Miami Beach 33139



MLS #:	A10997586	Status:	CS	Beds:	1	L Price:	\$280,500
County:	Miami-Dade County	Baths:	1 / 0	L Date:	02/10/2021		
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH I CO	Pool:					
Parking:	None	LA SqFt:	953				
		TA SqFt:	953				
Tax Amt:	\$3,949	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		

Rmks: **Amazing complex in South Beach, both for residents and tourists. FIVE STAR BUILDING, spacious upgraded 1BD/1BA, at the Flamingo, with almost 1,000 SQ FT and updated kitchen. Huge living space amenities, including 24-hr security, two pools, spa, hot tub, jacuzzi, sandy beach, gym, dry-cleaning, dogs up to 40 lbs, pet shop w/pet- sitting/grooming services. Walking distance to Lincoln Road and minutes from the beach. Friendly community. On-site convenience store, restaurant, cafe and laundry service.**

1500 Bay Rd #718S, Miami Beach 33139



MLS #:	A11114281	Status:	CS	Beds:	1	L Price:	\$350,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	10/20/2021		
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH	Pool:					
Parking:	1 Space, Valet Parking	LA SqFt:	727				
		TA SqFt:	727				
Tax Amt:	\$4,782	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front, Ocean Access**

Rmks: **Beautiful 1 bedroom 1 bath with spectacular direct bay views from every room. Perfect for monthly rentals, 30 day minimum , 12 times a year. Income property or live and work from home. Walking distance to Lincoln Road shops, restaurants, beach and more. The building offers 24 hr security, State of the art gym, convenient store, restaurants and bar with pool service, doggy park, cleaners, valet parking AND this unit has parking space included, covered underground. Best views from this centrally located condo, great for investors. A tenant in place already, but can live with a 60 day notice. A must see!**



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CMA Pro Report

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Closed Properties

1500 Bay Rd #1574S, Miami Beach 33139



MLS #:	A11136893	Status:	CS	Beds:	1	L Price:	\$349,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	12/15/2021		
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO	Pool:					
Parking:	Space Rented	LA SqFt:	731				
		TA SqFt:	731				
Tax Amt:	\$3,845	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Hard to find on the market :**
High ceiling 1 bedroom Penthouse with ocean view.
Ready to move in. Excellent profitability.
Can be sold rented or vacant.
Flamingo complex just got renovated with new amenities.
30 days rentals allowed.
Easy to show

1500 Bay Rd #L40S, Miami Beach 33139



MLS #:	A11095549	Status:	CS	Beds:	2	L Price:	\$599,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:	09/08/2021		
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	Flamingo South Beach	Pool:					
Parking:	Other Parking	LA SqFt:	996				
		TA SqFt:	996				
Tax Amt:	\$6,234	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **This fully updated 996 SF Lanai, 2 bed | 1.5 bath seamlessly blends indoor & outdoor living creating an authentic Miami Beach lifestyle & experience! The garden view from the bedroom creates an oasis for relaxation. Unit boasts tile flooring, built out closets, full size w/d & S/S kitchen appliances. Enjoy the sunsets while relaxing in your private garden (around 800 SF.) The Flamingo provides resort style amenities with its 2 Bayfront pools, Cabana's, state of the art fitness center and brand new storefront retail/restaurant - Grown (farm to fork cuisine), BEBITO'S CAFÉ and DOGGIE VIP pet grooming**



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CMA Pro Report

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Pending Properties

1500 W Bay Rd #608S, Miami Beach 33139



MLS #:	A11130131	Status:	PS	Beds:	1	L Price:	\$260,500
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH I CO	Pool:					
Parking:	Other Parking, Valet Parking	LA SqFt:	737				
		TA SqFt:	737				
Tax Amt:	\$3,551	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front				

Rmks: **Bright and spacious upgraded 1BD/1BA, at the Flamingo in the heart of South Beach! This stunning unit offers an open living/dining space, white flooring all throughout, updated bath and washer and dryer inside. Community amenities include 2 heated pools, jacuzzi, spa, world-class fitness center w/ classes & steam room, Marina, bike storage, restaurants, shops, supermarket, garden spaces, dog park, beauty salon, 24 hr security, and valet parking. Watch the cruise ships leaving port from the building grounds. This waterfront building, facing the bay is a short walk away from Lincoln Road, Ocean Drive, and the beach!**

1500 Bay Rd #436S, Miami Beach 33139



MLS #:	A10912375	Status:	PS	Beds:	0	L Price:	\$264,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	Flamingo	Pool:					
Parking:	None, Street Parking	LA SqFt:	461				
		TA SqFt:	461				
Tax Amt:	\$3,294	Tax Year:	2019	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **PRICE REDUCED! Located in the heart of South Beach, this beautifully renovated 465 sf studio apt, with large balcony, has amazing views of the pool, the bay, and the downtown skyline. The property features an infinity pool and sundeck, beautifully landscaped grounds, bay-walk connecting marina and neighboring properties, restaurants, markets, coffee shops, full-service salon, 14,000 sf fitness center, dog park, and plenty of areas for enjoyment throughout. Do not miss the opportunity to own a piece of the most beautiful property on the bay! The building recently completed a full structural concrete restoration/repair project. Maintenance is only \$528/month and apt is occupied by a responsible tenant at \$1,675/month, willing to remain, or vacate, at purchaser's request. Owner is motivated.**



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CMA Pro Report

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Pending Properties

1500 Bay Rd #866S, Miami Beach 33139



MLS #:	A11041151	Status:	PS	Beds:	1	L Price:	\$335,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH BEACH	Pool:					
Parking:	1 Space	LA SqFt:	726				
		TA SqFt:	726				
Tax Amt:	\$3,321	Tax Year:	2019	Tax Info:	Tax Reflects Other Tax Exemption		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Spectacular Unit w Breathtaking View at the Flamingo. Full Service Building, SoBe Living at its Best. High Ceilings, Bright Natural Light, Open Floorplan. FULLY REMODELED with Dazzling and Thoughtful Finishes. BEAUTIFUL BALCONY, EXTRAORDINARY WATER VIEWS. Biscayne Bay Sunsets, a Timeless Miami Skyline. Open Kitchen Stone Counters, Stainless Appliances, Excellent Cabinets. Master Suite w Large Walk-In, STUNNING BATH W REDESIGNED LAYOUT, Ideal Use of Space. Incomparable units w original bath layout. 10/10 Building, 10/10 Location. 24-HR Security, 10,000 SF Pool, Spa, Gym, Beautiful Grounds, Boat Dock, Convenience Store, Cafe. Miami's Most Walkable Neighborhood. Wholefoods, Trader Joes, Worldclass Shopping, Dining, Lincoln Rd, Beach. Kayaking, Bike, Blade. CAN RENT 12X per Year. Call Now!!!**

1500 Bay Rd #330S, Miami Beach 33139



MLS #:	A11120307	Status:	PS	Beds:	1	L Price:	\$345,500
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960				
Complex:	FLAMINGO SOUTH	Pool:					
Parking:	Space Rented, Valet Parking	LA SqFt:	722				
		TA SqFt:	722				
Tax Amt:	\$4,596	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Other Waterfront**

Rmks: **Renovated 1 bedroom 1 bath with direct bay views. Perfect for monthly rentals, 30 day minimum, 12 times a year. Income property or live and work from home. Walking distance to Lincoln Road shops, restaurants, beach and more. The building offers 24 hr security, State of the art gym, convenient store, restaurants and bar with pool service, doggy park, cleaners, valet parking AND this unit has parking space included, covered underground. Best views from this centrally located condo, great for investors. A tenant is place already, but can live with a 60 day notice. A must see!**



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CMA Pro Report

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Pending Properties

1500 Bay Rd #1550S, Miami Beach 33139



MLS #:	A11156661	Status:	PS	Beds:	1	L Price:	\$349,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO SOUTH BEACH	LA SqFt:	770	TA SqFt:	770		
Parking:	1 Space, Assigned Parking, Valet Parking	Tax Amt:	\$4,072	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Large beautiful 1 bedroom 1 bath top floor with spectacular direct bay views from every room. Perfect for monthly rentals, 30 day minimum, 12 times a year. Income property or live and work from home. Walking distance to Lincoln Road shops, restaurants, beach and more. The building offers 24 hr security, State of the art gym, convenient store, restaurants and bar with pool service, doggy park, cleaners, valet parking AND this unit has parking space included, covered underground. Best views from this centrally located condo, great for investors. A tenant in place already, but can leave with a 90 day notice. A must see!**

1500 Bay Rd #416S, Miami Beach 33139



MLS #:	A11088107	Status:	PS	Beds:	2	L Price:	\$465,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	FLAMINGO SOUTH BEACH I CO	Age:	1960	Pool:			
Complex:	FLAMINGO South Beach 1	LA SqFt:	1,077	TA SqFt:	1,077		
Parking:	Other Parking	Tax Amt:	\$5,727	Tax Year:	2020	Tax Info:	Tax Reflects County Only Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Beautifully 2 Bedrooms apartment with large kitchen. Unique unit with large balcony and BREATHTAKING panoramic views over Infinity pool and Bay of Biscayne and downtown Miami, spectacular at day and night time. Amenities include 2 pools, Spa, Jacuzzi, BBQ area, World class fitness center, on-site dry cleaners and grocery store.**



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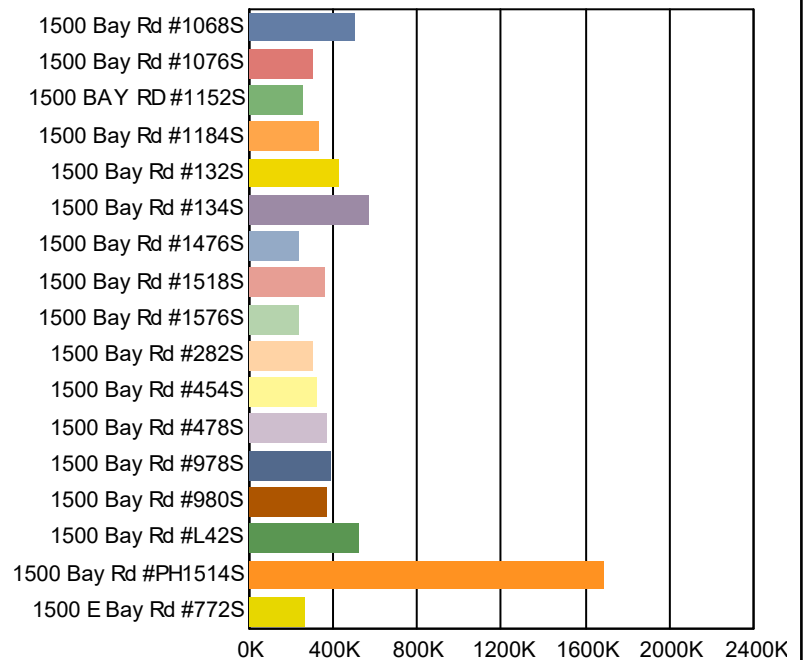
March 07, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	17
Lowest Price	\$236,000
Highest Price	\$1,690,000
Average Price	\$439,700
Avg. Price/SqFt	\$532.52





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CMA Pro Report

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Active With Contract Properties

Total # of Listings

9

Lowest Price

\$265,000

Highest Price

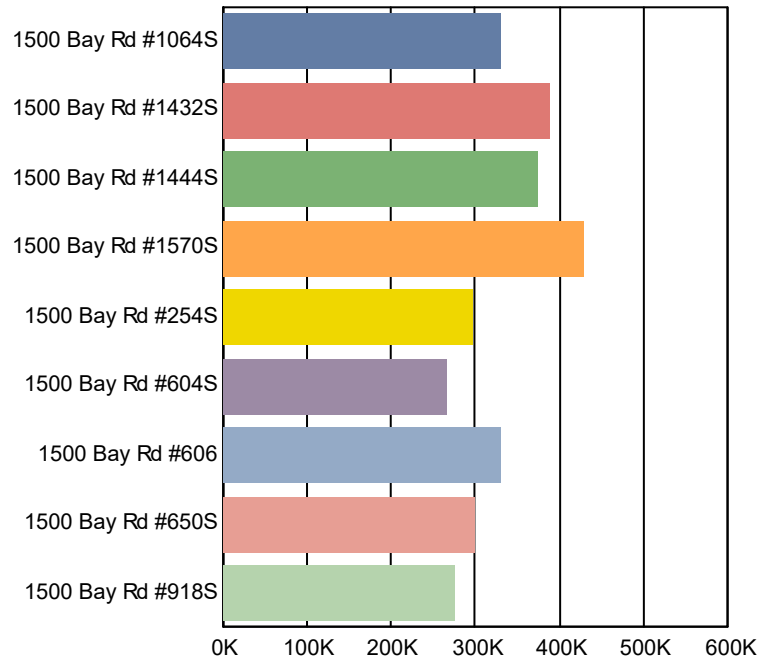
\$429,000

Average Price

\$332,000

Avg. Price/SqFt

\$413.24





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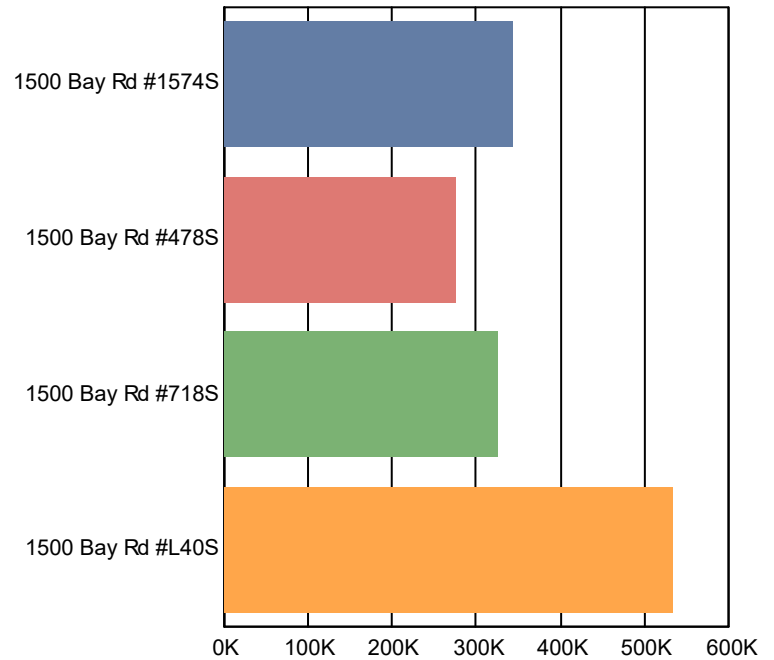
March 07, 2022

CMA Pro Report

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Closed Properties

Total # of Listings	4
Lowest Price	\$275,000
Highest Price	\$534,000
Average Price	\$369,250
Avg. Price/SqFt	\$435.24





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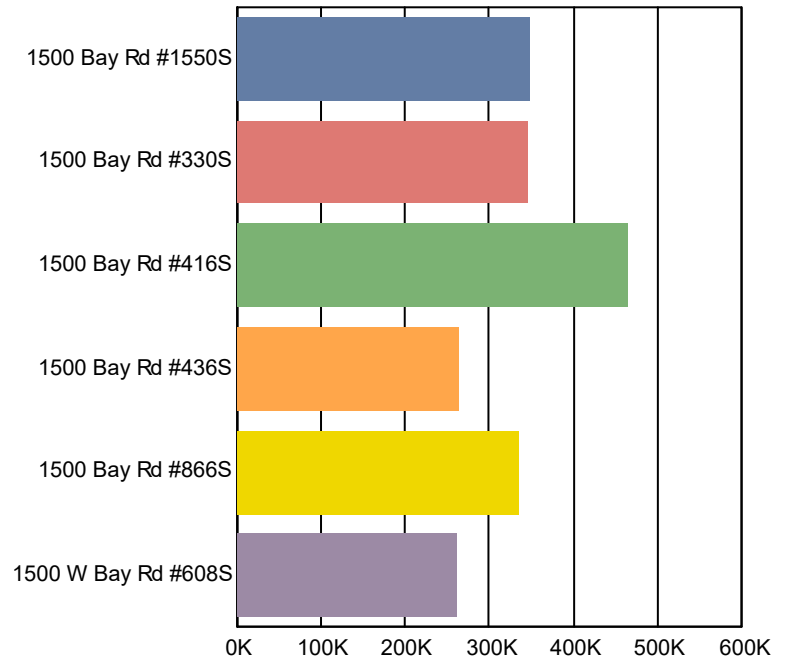
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CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

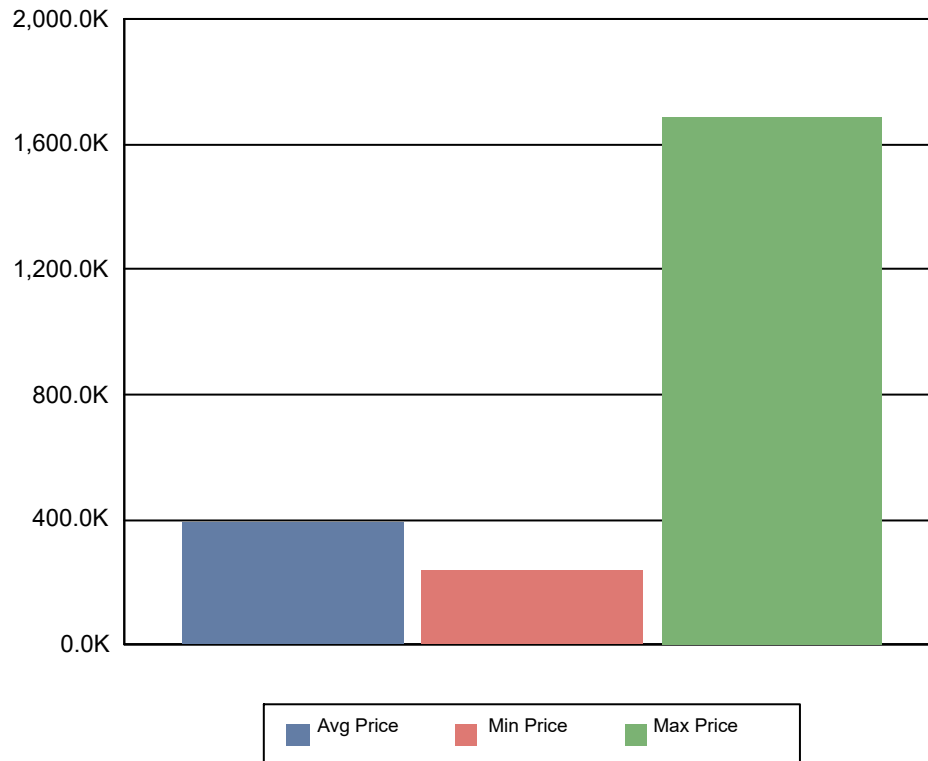
Total # of Listings	6
Lowest Price	\$260,500
Highest Price	\$465,000
Average Price	\$336,500
Avg. Price/SqFt	\$458.52



CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active	\$236,000	\$1,690,000	\$439,700	\$532.52
Active With Contract	\$265,000	\$429,000	\$332,000	\$413.24
Closed	\$275,000	\$534,000	\$369,250	\$435.24
Pending	\$260,500	\$465,000	\$336,500	\$458.52
Totals/Averages	\$236,000	\$1,690,000	\$387,747	\$479.56

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active							
ACT	1500 Bay Rd #1576S	0	1 (1 0)	496	\$236,000		
ACT	1500 Bay Rd #1476S	0	1 (1 0)	496	\$239,000		

Researched and prepared by Ekaterina Lavrova



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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
ACT	1500 BAY RD #1152S	0	1 (1 0)		\$259,000		
ACT	1500 E Bay Rd #772S	0	1 (1 0)	454	\$265,000		
ACT	1500 Bay Rd #1076S	0	1 (1 0)	496	\$309,000		
ACT	1500 Bay Rd #282S	1	1 (1 0)	729	\$309,900		
ACT	1500 Bay Rd #454S	1	1 (1 0)	737	\$320,000		
ACT	1500 Bay Rd #1184S	0	1 (1 0)	497	\$330,000		
ACT	1500 Bay Rd #1518S	1	1 (1 0)	727	\$360,000		
ACT	1500 Bay Rd #980S	1	1 (1 0)	747	\$369,000		
ACT	1500 Bay Rd #478S	1	1 (1 0)	953	\$375,000		
ACT	1500 Bay Rd #978S	2	1 (1 0)	953	\$395,000		
ACT	1500 Bay Rd #132S	1	1 (1 0)	719	\$425,000		
ACT	1500 Bay Rd #1068S	1	2 (1 1)	1,020	\$505,000		
ACT	1500 Bay Rd #L42S	1	1 (1 0)	771	\$519,000		
ACT	1500 Bay Rd #134S	2	2 (2 0)	1,069	\$569,000		
ACT	1500 Bay Rd #PH1514S	3	3 (2 1)	2,029	\$1,690,000		

Active With Contract

1500 Bay Rd #604S	1	1 (1 0)	742	\$265,000
1500 Bay Rd #918S	1	1 (1 0)	727	\$275,000
1500 Bay Rd #254S	1	1 (1 0)		\$296,000
1500 Bay Rd #650S	1	1 (1 0)	770	\$298,000
1500 Bay Rd #1064S	1	1 (1 0)	731	\$330,000
1500 Bay Rd #606	2		1,077	\$330,000
1500 Bay Rd #1444S	1	1 (1 0)	729	\$375,000
1500 Bay Rd #1432S	1	1 (1 0)	722	\$390,000
1500 Bay Rd #1570S	2	2 (2 0)	1,121	\$429,000

Closed

1500 Bay Rd #478S	1	1 (1 0)	953	\$280,500
1500 Bay Rd #718S	1	1 (1 0)	727	\$350,000
1500 Bay Rd #1574S	1	1 (1 0)	731	\$349,000
1500 Bay Rd #L40S	2	2 (1 1)	996	\$599,000

Pending

1500 W Bay Rd #608S	1	1 (1 0)	737	\$260,500
1500 Bay Rd #436S	0	1 (1 0)	461	\$264,000
1500 Bay Rd #866S	1	1 (1 0)	726	\$335,000
1500 Bay Rd #330S	1	1 (1 0)	722	\$345,500
1500 Bay Rd #1550S	1	1 (1 0)	770	\$349,000
1500 Bay Rd #416S	2	2 (2 0)	1,077	\$465,000

Researched and prepared by Ekaterina Lavrova



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March 07, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
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