

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



Ekaterina Lavrova

Julies Realty, LLC

1700 Kennedy Causeway suite 160

North Bay Village, FL 33141

786-263-3520

MiamiCondoNews@gmail.com

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
800 West Ave #832	\$239,800		1	540		02/23/2022	
800 West Ave #204	\$355,000	1	1	810		02/11/2022	
800 West Ave #440	\$395,000	1	1			07/19/2021	
800 West Ave #416	\$419,000	1	1	800		03/02/2022	
800 West Ave #PH27	\$600,000	1	1	900		09/02/2021	
Averages:	\$401,760	0.8	1.0	763			

Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
800 West Ave #718	\$325,000	1	1	850		01/18/2022	
800 West Ave #201	\$399,900	1	2	920		02/21/2022	
800 West Ave #PH31	\$439,000	1	1	850		02/11/2022	
Averages:	\$387,967	1.0	1.3	873			

Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
800 West Ave #405	\$196,000		1	560		02/01/2022	34
800 West Ave #526	\$270,000	1	1	810		02/18/2022	6
800 West Ave #519	\$410,000	1	1	850		02/28/2022	32
Averages:	\$292,000	0.7	1.0	740			24

Pending Listings

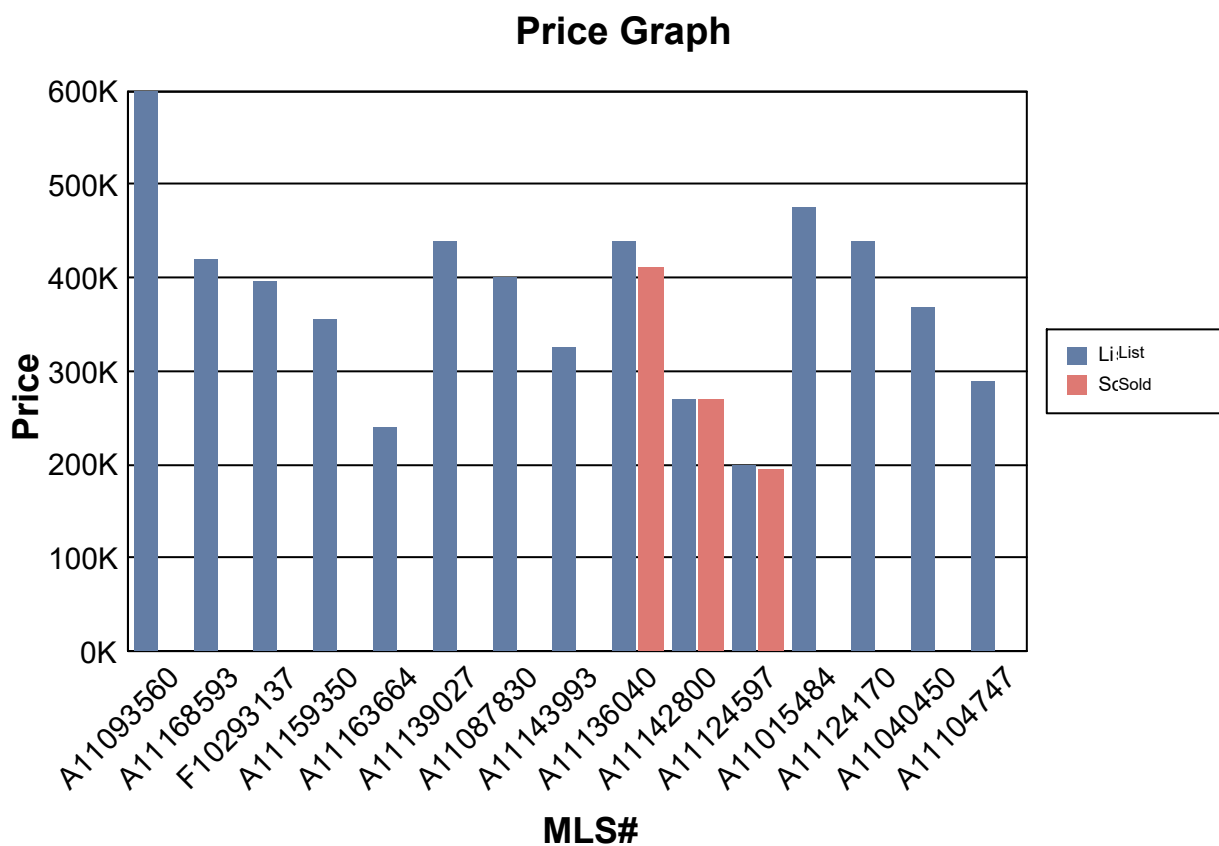
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
800 West Ave #542	\$289,000		1	540		02/04/2022	128
800 West Ave #PH04	\$369,000	1	1	910		02/28/2022	293
800 West Ave #927	\$439,000	1	1	810		11/18/2021	3
800 West Ave #435	\$475,000	2	2	1,150		01/04/2022	278
Averages:	\$393,000	1.0	1.3	853			176

	Low	Median	Average	High	Count
Comparable Price	\$196,000	\$395,000	\$374,713	\$600,000	14
Adjusted Comparable Price	\$196,000	\$395,000	\$374,713	\$600,000	14



List Price and Sale Price

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





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CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

800 West Ave #832, Miami Beach 33139



MLS #:	A11163664	Status:	A	Beds:	0	L Price:	\$239,800
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	SOUTH BAY CLUB CONDO	LA SqFt:	540	TA SqFt:	540		
Parking:	1 Space, Open Space Parking	Tax Amt:	\$2,711	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front, No Fixed Bridges, Ocean Access				

Rmks: **Great opportunity to make this unit your own! High Floor Large studio at South Bay club. Property in need of TLC, has good bones, great layout, Spacious, perfect as an investment or to have your place on the beach! Full service building with gorgeous pool deck and unforgettable sunsets, gym, parking spot, mini market. Just across the street from new park, neighborhood restaurants, favorite grocery stores. Minutes to the beach, Lincoln rd, south of fifth, nightlife! Come see it today!**

800 West Ave #204, Miami Beach 33139



MLS #:	A11159350	Status:	A	Beds:	1	L Price:	\$355,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	SOUTH BAY CLUB CONDO	LA SqFt:	810	TA SqFt:	810		
Parking:	2 Or More Spaces, Assigned Parking, Covered Parking,	Tax Amt:	\$3,377	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front, Ocean Access, Ocean Front				

Rmks: **South Beach Condo with resort-style amenities, open air lobby, pool and Jacuzzi with open deck views of the Inter-coastal, Fitness Center, BBQ facilities, boat dock available and 24 hour daily security. Currently rented on a month to month basis. Pets OK. 40 Year Re-Certification completed on 5/8/2018 Please contact listing agent for showings, bring all offers**

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

800 West Ave #440, Miami Beach 33139



MLS #:	F10293137	Status:	A	Beds:	1	L Price:	\$395,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB	Age:	1966	Pool:			
Complex:	SOUTH BAY CLUB	LA SqFt:	810	TA SqFt:			
Parking:	1 Space	Tax Amt:	\$1,207	Tax Year:	2020	Tax Info:	Tax Reflects Homestead Tax
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: Condo located in South Beach. Resort style living. Walk into an open-air lobby w/breath taking views of Bay & Downtown Miami, feels like you're on a permanent vacation! Concrete walls between units; not drywall. Completely renovated, 1 bed/1 bath, amazing sunsets off balcony, ceramic tile, granite counter tops, stainless steel appliances, Jacuzzi tub, linen closet & covered parking. Closets in master bedroom and dining area have custom Elfa system. Security 24/7, BBQ area, gyms, pool & elevated Jacuzzi. Walking distance to Ocean Dr, Lincoln Rd shops & restaurants. Across the street are restaurants, salon, coffee shop, vet & dry cleaner. Short walk is Whole Foods, Publix, Ross, TJMaxx, Total Wine & Best Buy. Pet friendly-25 lbs. Cable & Internet included in HOA fee. Owner/Agent sold AS IS.

800 West Ave #416, Miami Beach 33139



MLS #:	A11168593	Status:	A	Beds:	1	L Price:	\$419,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	South Bay Club	LA SqFt:	800	TA SqFt:	800		
Parking:	Assigned Parking	Tax Amt:	\$3,389	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: Gorgeous 800 sqf apartment completely and tastefully remodeled, very stylish. Italian floor tiles and new Branded Italian kitchen. mosaic in the bathroom. Great building, resort-style Amenities, Gym, Pool Deck and BBQ, Rec-Room with Pool-table. Must see!

800 West Ave #PH27, Miami Beach 33139



MLS #:	A11093560	Status:	A	Beds:	1	L Price:	\$600,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB	Age:	1966	Pool:			
Complex:	SOUTH BAY CLUB	LA SqFt:	900	TA SqFt:	900		
Parking:	1 Space, Assigned Parking	Tax Amt:	\$6,556	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: Stunning Penthouse with direct breathtaking Bay View. 900 sqf. Large one bedroom plus legal Den, completely and tastefully remodeled, very stylish. Great building, resort-style Amenities, Gym, Pool Deck and BBQ, Rec-Room with Pool-table, Convenience store, Front Desk with 24hr-Security. Must see!



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CMA Pro Report

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Active With Contract Properties

800 West Ave #718, Miami Beach 33139



MLS #:	A11143993	Status:	AC	Beds:	1	L Price:	\$325,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	South Bay Club Condo	LA SqFt:	850	TA SqFt:	850		
Parking:	1 Space, Assigned Parking	Tax Amt:	\$2,969	Tax Year:	2021	Tax Info:	Tax Reflects Homestead Tax
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: **Stunning complete renovation with high-end tasteful finishes throughout. Features include large white tile, new impact sliding glass door and windows, smooth ceilings, new kitchen and appliances, new bathroom, spacious walk-in closet with built-in cabinetry, and a large open balcony. This move-in ready condo has a tree-line and open view of Miami Beach. The South Bay Club offers resort style living with a beautiful open air lobby, bay front pool deck with a hot tub and bbq area, fitness rooms, and community room. One assigned parking space included. Condo allows rentals (6 month minimum) and a small dog. Prime location across the street from the new park. This is the perfect place to live year-round, use as a vacation home, or even an investment property. Condo has dock slips.**

800 West Ave #201, Miami Beach 33139



MLS #:	A11087830	Status:	AC	Beds:	1	L Price:	\$399,900
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	SOUTH BAY CLUB CONDO	LA SqFt:	920	TA SqFt:	920		
Parking:	1 Space, Covered Parking, Guest Parking	Tax Amt:	\$4,066	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: **Corner Large 1 bedroom with den space and 1.5 bathroom easily convertible into a 2 bedroom. Exquisite renovation, featuring porcelain tile throughout, custom made kitchen with solid wood cabinets and quartz countertops, Brand new SAMSUNG appliance package, separate snack counter, NEW impact windows, doors and window treatments. BUY IT Turn Key! Furniture available for an additional 15K. Built in closet, NEW interior doors create slick separation, desk space. South Bay Club offers an inviting open-air lobby, bayfront pool/spa, 24/7 front desk, gym, kayak storage, bike/scooter parking.1 COVERED PARKING. Local restaurants on West Ave,Whole Foods are at your doorstep. NEW 3 ACRE PARK right across, see it from your window! Just few blocks to the beach, SoFi & Lincoln Rd. EASY TO SHOW.**



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Active With Contract Properties

800 West Ave #PH31, Miami Beach 33139



MLS #:	A11139027	Status:	AC	Beds:	1	L Price:	\$439,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	South Bay Club Condo	LA SqFt:	850	TA SqFt:	850		
Parking:	1 Space, Assigned Parking, Covered Parking	Tax Amt:	\$6,690	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks:

Direct bay view penthouse with an spacious balcony and sliding glass doors in the bedroom. Soaring 10' ceilings, tile flooring throughout, maple kitchen cabinets with stainless steel appliances. Move-in ready! Resort style living in a bay front condo with a stunning open air lobby, waterfront pool deck and bbq area, fitness rooms and more. Rentals allowed. One small dog is ok. Boat slips through the condo. Assigned, covered parking, cable & internet are included in monthly maintenance. A beautiful place to call home.

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

800 West Ave #405, Miami Beach 33139



MLS #:	A11124597	Status:	CS	Beds:	0	L Price:	\$199,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	11/13/2021		
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966				
Complex:	South Bay Club	Pool:					
Parking:	1 Space, Assigned Parking, Covered Parking	LA SqFt:	560				
		TA SqFt:	560				
Tax Amt:	\$2,695	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Lowest Price in Building! Pied-a-terre studio on Miami Beach. Resort style amenities include open air lobby, AMAZING WATERFRONT pool overlooking Biscayne Bay, Star Island, cruise ships and the downtown skyline, Jacuzzi, BBQ, gym, billiard/club room, convenience store, 24/7 security, free guest parking, bike room, storage room. Assigned Covered parking space. Boat dock and Kayak storage available for lease, based on availability. PET FRIENDLY. South Bay Club is TROPICAL PARADISE! 40 and 50 year re-certification completed. Cable and internet included in maintenance.**

800 West Ave #526, Miami Beach 33139



MLS #:	A11142800	Status:	CS	Beds:	1	L Price:	\$270,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	01/13/2022		
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966				
Complex:	South Bay Club	Pool:					
Parking:	1 Space, Assigned Parking	LA SqFt:	810				
		TA SqFt:	810				
Tax Amt:	\$3,499	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Wonderful opportunity at this price. Bright, spacious one bedroom with an open tree-line view of Miami Beach. Tile flooring throughout, huge walk-in closet, and a spacious balcony. Bay front condo with all of the amenities-- pool, BBQ, hot tub, fitness rooms and more. Maintenance includes cable, internet and parking. Condo allows rentals (6 month minimum) and pets (up to 26 pounds). Prime location with easy access to all of South Beach and the causeway.**



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Closed Properties

800 West Ave #519, Miami Beach 33139



MLS #:	A11136040	Status:	CS	Beds:	1	L Price:	\$439,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	12/23/2021		
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966				
Complex:	South Bay Club	Pool:					
Parking:	1 Space, Covered Parking	LA SqFt:	850				
		TA SqFt:	850				
Tax Amt:	\$5,419	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks:

Breathtaking views day & night are the focal point of this unit. With floor-to-ceiling glass doors in the living room, you will be mesmerized while overlooking Biscayne Bay, Star Island, the cruise ships & the downtown skyline. Spacious floor plan with a balcony. South Bay Club offers Resort-style amenities include a beautiful open-air lobby, a bay front pool deck, 24-hour concierge, and gym. Prime location in the heart of South Beach within walking distance to the beach, Lincoln Road, shopping, and world class dining. Easy access to the highways. Assigned, covered garage parking included. A dog up to 26 pounds is ok. Rentals (2 times per year) are allowed.



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CMA Pro Report

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Pending Properties

800 West Ave #542, Miami Beach 33139



MLS #:	A11104747	Status:	PS	Beds:	0	L Price:	\$289,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966				
Complex:	SOUTH BAY CLUB CONDO	Pool:					
Parking:	1 Space	LA SqFt:	540				
		TA SqFt:	540				
Tax Amt:	\$2,923	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Absolutely stunning renovated studio with den/bedroom. Unit is fully renovated with tasteful custom kitchen cabinets, plenty of storage space, European style appliances, microwave convention oven, single draw dishwasher, refrigerator with 3 drawer lower freezer, kitchen is open with seating and quartz counter-tops, ceramic tiles throughout, electric-remote shade, custom built-in closets, hi-hat lighting. Nothing was spared. Unit has a balcony with open view of the bay. Building has an open lobby concept, offers 24/7 concierge, fitness room, community room, pool, spa and BBQ to entertain. Its a must see.**

800 West Ave #PH04, Miami Beach 33139



MLS #:	A11040450	Status:	PS	Beds:	1	L Price:	\$369,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966				
Complex:	South Bay	Pool:					
Parking:	1 Space, Assigned Parking	LA SqFt:	910				
		TA SqFt:	910				
Tax Amt:	\$4,572	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Intracoastal Front, Other Waterfront**

Rmks: **EXTRA SPACIOUS PENTHOUSE TOTALLY RENOVATED WITH A SLEEK AND MODERN DESIGN! SOUTHWEST EXPOSURE WITH PLENTY OF SUN LIGHT! VERY PRIVATE BALCONY W/ WIDE BAY/DOWNTOWN MIAMI SKYLINE VIEWS AND PARTIAL OCEAN VIEWS FROM A DISTANCE! BRIGHT APT WITH HIGH CEILINGS AN A "LOFTY" FEELING! GORGEOUS WHITE PORCELAIN FLOORS, S/S APPLIANCES, LIGHTING SYSTEM, SHOWER PANEL, STATE OF THE ART VANITY/SINK/FAUCETS IN THE BATHROOM. RESORT STYLE BUILDING. SOUTH BEACH WATERFRONT AT ITS BEST !**



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Pending Properties

800 West Ave #927, Miami Beach 33139



MLS #:	A11124170	Status:	PS	Beds:	1	L Price:	\$439,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	South Bay Club Condo	LA SqFt:	810	TA SqFt:	810		
Parking:	1 Space, Assigned Parking, Covered Parking	Tax Amt:	\$5,031	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Rarely available at the South Bay Club-- direct bay view one bedroom condo with a balcony. This unit has stunning views day and night that overlook Biscayne Bay, Star Island, the downtown skyline, and the cruise ships. Neutral finishes throughout-- travertine flooring, updated kitchen and bathroom, and built-in closet cabinetry. Resort style living with a stunning open air lobby, a large Bayfront pool deck, fitness center and community room. Maintenance fee includes parking, cable and internet. Rentals and pets (small dog) are allowed. Prime location.**

800 West Ave #435, Miami Beach 33139



MLS #:	A11015484	Status:	PS	Beds:	2	L Price:	\$475,000
County:	Miami-Dade County	Baths:		L Date:			
Subdivision:	SOUTH BAY CLUB CONDO	Age:	1966	Pool:			
Complex:	South Bay Club	LA SqFt:	1,150	TA SqFt:	1,150		
Parking:	1 Space, Assigned Parking, Covered Parking	Tax Amt:	\$2,000	Tax Year:	2020	Tax Info:	Tax Reflects Homestead Tax

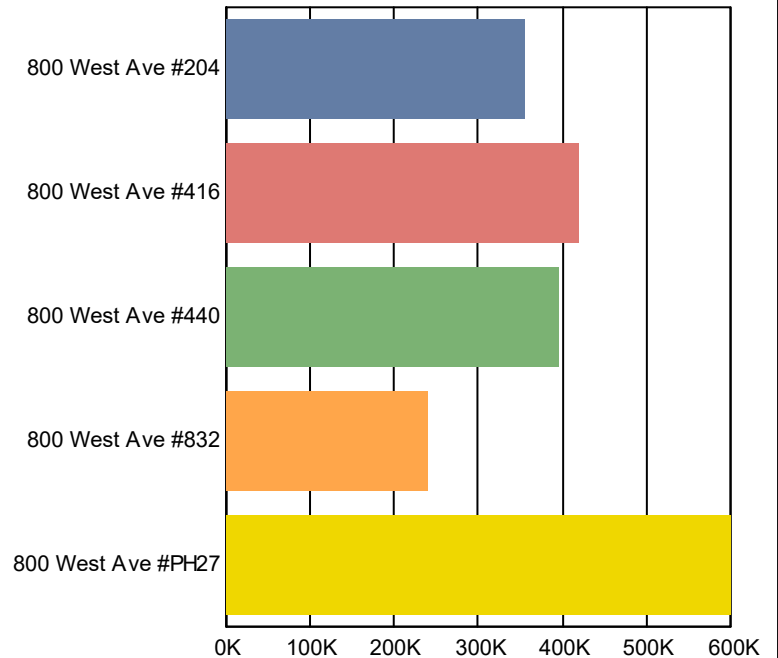
Rmks: **Enjoy exclusive oceanfront condo living at this rarely available corner unit located in the heart of Miami Beach's most exclusive neighborhood . This beautiful 2 Bed unit, located a few minutes away from the beach, features a truly unique flow of open spaces and natural light. Offering 2 spacious bedrooms with an expansive master suite complete with a boutique style walk-in closet. The 2 full baths and the kitchen have been remodeled with high end designs and travertine floors and walls. South Bay Club offers resort-style amenities, the pool was recently renovated and has breathtaking views of the Bay and Miami Downtown. Located a few blocks away from shops, restaurants, cafes, hair salons and more! All special assessments have been paid by the seller.**

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	5
Lowest Price	\$239,800
Highest Price	\$600,000
Average Price	\$401,760
Avg. Price/SqFt	\$512.08





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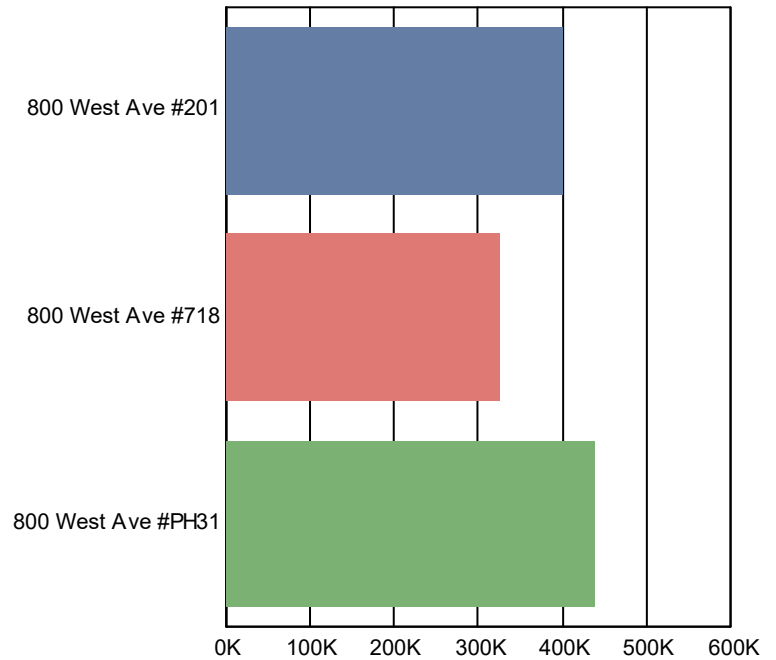
March 07, 2022

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Active With Contract Properties

Total # of Listings	3
Lowest Price	\$325,000
Highest Price	\$439,000
Average Price	\$387,967
Avg. Price/SqFt	\$444.50





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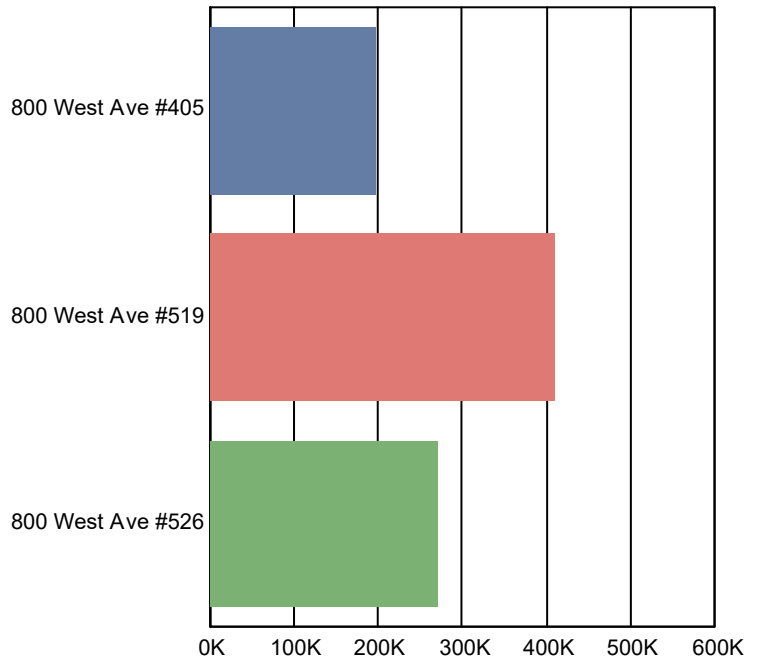
March 07, 2022

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These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	3
Lowest Price	\$196,000
Highest Price	\$410,000
Average Price	\$292,000
Avg. Price/SqFt	\$388.56





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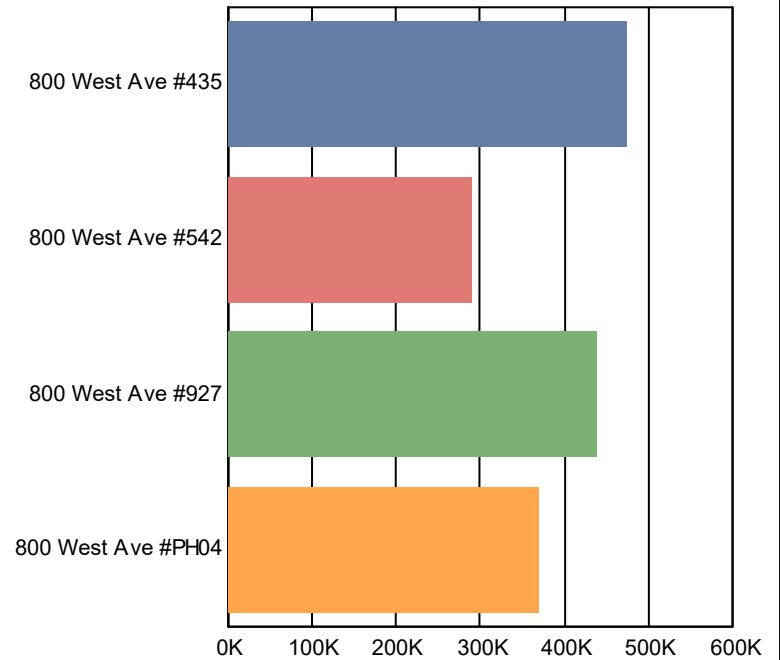
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CMA Pro Report

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Pending Properties

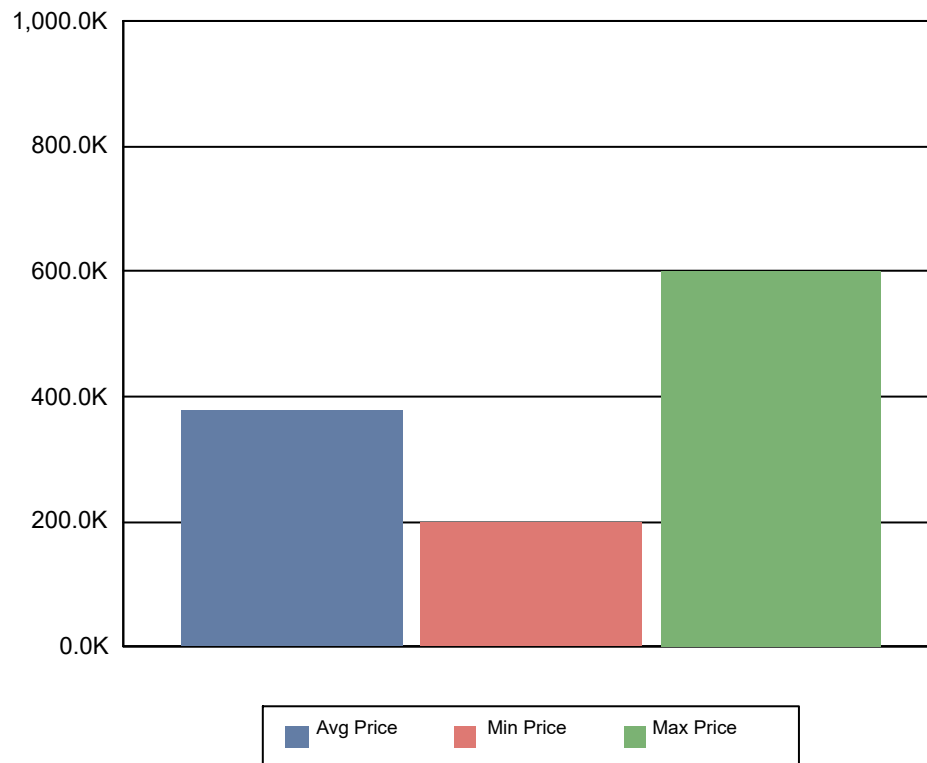
Total # of Listings	4
Lowest Price	\$289,000
Highest Price	\$475,000
Average Price	\$393,000
Avg. Price/SqFt	\$473.93



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	\$239,800	\$600,000	\$401,760	\$512.08
Active With Contract	\$325,000	\$439,000	\$387,967	\$444.50
Closed	\$196,000	\$410,000	\$292,000	\$388.56
Pending	\$289,000	\$475,000	\$393,000	\$473.93
Totals/Averages	\$196,000	\$600,000	\$374,713	\$463.69

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active							
ACT	800 West Ave #832	0	1 (1 0)	540	\$239,800		
ACT	800 West Ave #204	1	1 (1 0)	810	\$355,000		

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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
ACT	800 West Ave #440	1	1 (1 0)		\$395,000		
ACT	800 West Ave #416	1	1 (1 0)	800	\$419,000		
ACT	800 West Ave #PH27	1	1 (1 0)	900	\$600,000		

Active With Contract

800 West Ave #718	1	1 (1 0)	850	\$325,000
800 West Ave #201	1	2 (1 1)	920	\$399,900
800 West Ave #PH31	1	1 (1 0)	850	\$439,000

Closed

800 West Ave #405	0	1 (1 0)	560	\$199,000
800 West Ave #526	1	1 (1 0)	810	\$270,000
800 West Ave #519	1	1 (1 0)	850	\$439,000

Pending

800 West Ave #542	0	1 (1 0)	540	\$289,000
800 West Ave #PH04	1	1 (1 0)	910	\$369,000
800 West Ave #927	1	1 (1 0)	810	\$439,000
800 West Ave #435	2		1,150	\$475,000