

# 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  
May 15, 2022



**Ekaterina Lavrova**

**Julies Realty, LLC**

1700 Kennedy Causeway suite 160

North Bay Village, FL 33141

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## 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
1330 West Ave #911	\$750,000	2	2	1,084		03/22/2022	
1330 West Ave #1914	\$839,000	2	2	1,262		05/01/2022	
1330 West Ave #2504	\$876,000	2	2	1,084		04/25/2022	
1330 West Ave #3404	\$997,000	2	2			04/11/2022	
1330 West Ave #PH02	\$1,089,000	2	2	1,085		05/02/2022	
<b>Averages:</b>	<b>\$910,200</b>	<b>2.0</b>	<b>2.0</b>	<b>1,129</b>			

### Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1330 West Ave #3005	\$515,000	1	1	793		03/25/2022	
1330 West Ave #1509	\$699,000	2	2	1,127		05/02/2022	
1330 West Ave #1713	\$765,000	2	2	1,262		04/17/2022	
1330 West Ave #3206	\$919,000	2	2	1,127		03/30/2022	
<b>Averages:</b>	<b>\$724,500</b>	<b>1.8</b>	<b>1.8</b>	<b>1,077</b>			

### Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1330 West Ave #1803	\$441,500	1	1	806		04/18/2022	46
1330 West Ave #709	\$644,330	2	2	1,127		04/25/2022	4
1330 West Ave #2509	\$750,000	2	2	1,127		04/21/2022	10
1330 West Ave #2713	\$790,720	2	2			04/08/2022	34
1330 West Ave #2904	\$851,000	2	2	1,084		04/11/2022	6
1330 West Ave #608	\$1,050,000	2	2	1,384		04/11/2022	17
1330 West Ave #3302	\$1,117,000	2	2	1,262		04/05/2022	51
1330 West Ave #3401	\$1,175,000	2	2	1,262		04/06/2022	89
<b>Averages:</b>	<b>\$852,444</b>	<b>1.9</b>	<b>1.9</b>	<b>1,150</b>			<b>32</b>

### Pending Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1330 West Ave #2103	\$440,000	1	1	806		12/27/2021	56
1330 West Ave #610	\$465,000	1	1	793		05/11/2022	37
1330 West Ave #2706	\$899,900	2	2	1,127		04/18/2022	6
1330 West Ave #3013	\$925,000	2	2	1,262		05/02/2022	19
1330 West Ave #3014	\$1,200,000	2	2	1,262		04/08/2022	0
<b>Averages:</b>	<b>\$785,980</b>	<b>1.6</b>	<b>1.6</b>	<b>1,050</b>			<b>24</b>

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$440,000	\$845,000	\$827,202	\$1,200,000	21
<b>Adjusted Comparable Price</b>	\$440,000	\$845,000	\$827,202	\$1,200,000	21



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## Summary of Comparable Listings

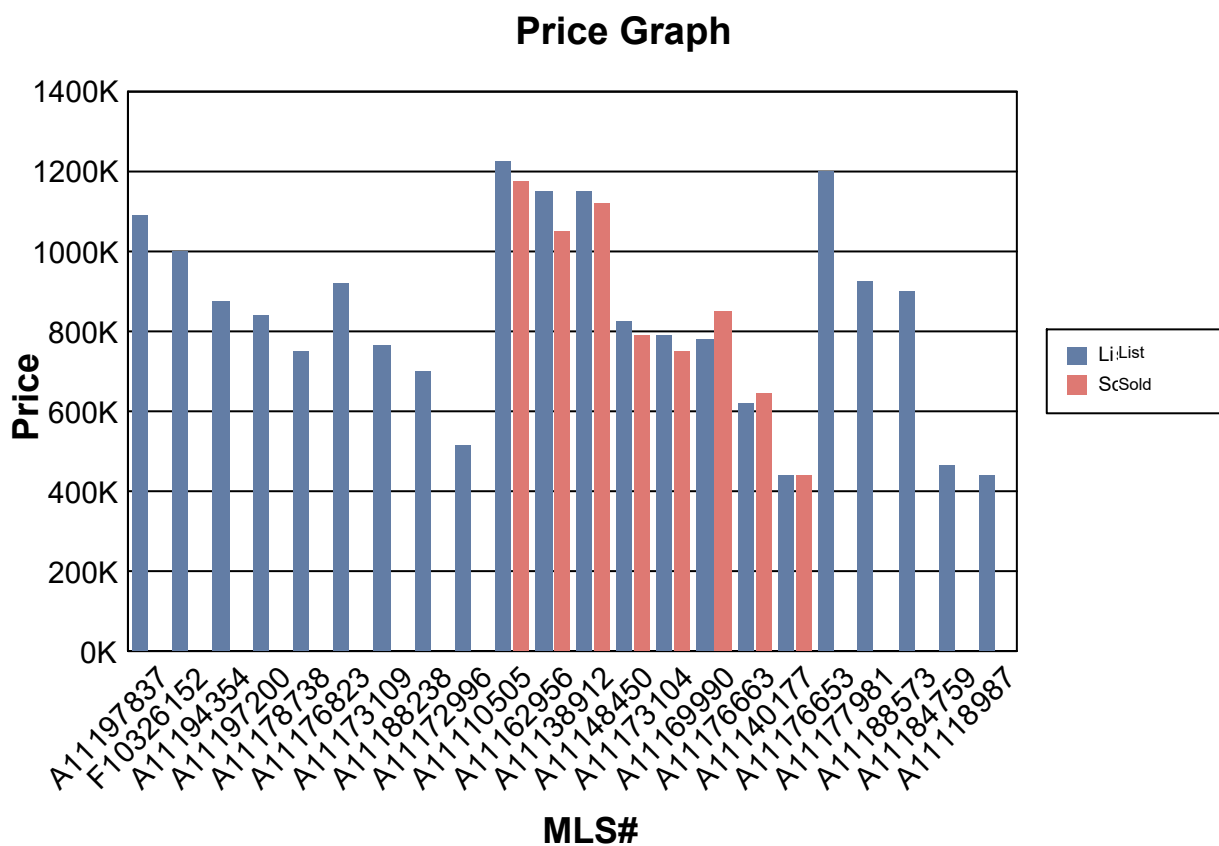
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## List Price and Sale Price

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





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## CMA Pro Report

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### Active Properties

#### 1330 West Ave #911, Miami Beach 33139



MLS #:	<b>A11178738</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$750,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>	Pool:			
Complex:	<b>The Waverly at South Beach</b>	LA SqFt:	<b>1,084</b>	TA SqFt:	<b>1,084</b>		
Parking:	<b>Valet Parking</b>	Tax Amt:	<b>\$3,241</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects Homestead Tax</b>
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front, Intracoastal Front</b>				

Rmks: **Life is a permanent vacation for residents of The Waverly at South Beach. Designed by world-renowned Arquitectonica, the 2 inter-connected waterfront towers are a highlight of the district offering a full-service condo with a serene heated pool on Biscayne Bay, outdoor kitchens/BBQ areas, 4th level deck with garden level tennis court & putting green, fitness center, event room, café & convenience store, 24-hour concierge, security & valet. Set in the heart of the trendy West Ave neighborhood and walking distance to Lincoln Road, restaurants, theater, shops, nightlife, beaches & groceries (Trader Joe's, Whole Foods). Cable & high-speed internet included in maintenance. Large dogs allowed; pet friendly.**

#### 1330 West Ave #1914, Miami Beach 33139



MLS #:	<b>A11197200</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$839,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>	Pool:			
Complex:	<b>waverly</b>	LA SqFt:	<b>1,262</b>	TA SqFt:	<b>1,262</b>		
Parking:	<b>Assigned Parking</b>	Tax Amt:	<b>\$8,477</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Set in the heart of trendy South Beach's residential neighborhood, this high floor, corner unit offers amazing view of South Beach skyline and ocean. Make the property your dream home. Waverly offers 24 hr front desk & valet, bay front fitness center, tennis & more. Luxury living with bay side pool, tennis court, fitness gym, & convenience store. Short walk to Lincoln Rd, restaurants, markets, & shops. Cable & high-speed internet included in maintenance. Pet friendly.**



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### Active Properties

#### 1330 West Ave #2504, Miami Beach 33139



MLS #:	<b>A11194354</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$876,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>	Pool:			
Complex:	<b>waverly</b>	LA SqFt:	<b>1,084</b>	TA SqFt:	<b>1,084</b>		
Parking:	<b>Assigned Parking</b>	Tax Amt:	<b>\$5,060</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

**Rmks:** Set in the heart of trendy South Beach's West Ave neighborhood, this amazing high floor property offers views to the bay, the ocean and city skyline. Split plan, two-bedroom and the opportunity to make your dream home. TWO ASSIGNED, side-by-side parking spaces, new AC and water heater. Amazing views from all rooms to Biscayne Bay, the ocean, South Point, cruise ship port and the Miami skyline. Waverly offers 24 hr front desk & valet, bay front fitness center, tennis, bayside pool, tennis court, putting green, outdoor kitchens, sunset garden and deck overlooking the bay, fitness gym, & convenience store. Short walk to Lincoln Rd, restaurants, Trader Joes, Whole Foods & more. Pet friendly.

#### 1330 West Ave #3404, Miami Beach 33139



MLS #:	<b>F10326152</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$997,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>	Pool:			
Complex:	<b>THE WAVERLY AT SOUTH BEAC</b>	LA SqFt:	<b>1,084</b>	TA SqFt:			
Parking:	<b>2 Or More Spaces, Assigned Parking, Valet Parking</b>	Tax Amt:	<b>\$9,555</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>

Waterfront: Wtrfrnt Dsc: **Bay Front**

**Rmks:** Waverly at South Beach Condominium high-floor renovated designer unit. Views, views, views!! Breathtaking unobstructed 34th floor views of Biscayne Bay & Downtown. ALSO, unobstructed views of Atlantic Ocean! Full renovation of apartment. Custom German wood cabinets, Quartz Countertops & Stainless Appliances in Kitchen. Custom vanity cabinet, jetted tub/shower, Italian stone in Master Bath. Guest Bath includes Italian stone, custom glass tile sink vanity and glass shower door. Window shades at all windows, blackouts in Master. Beautiful wood floors throughout/stone in bathrooms. Full size washer/dryer in unit. Full-service condo w/ Doorman, security, heated pool, tennis court, convenience store, gym, BBQs. 2 parking spots incl. Tenant in place for one more month so limited photos.



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## CMA Pro Report

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### Active Properties

#### 1330 West Ave #PH02, Miami Beach 33139



MLS #:	<b>A11197837</b>	Status:	<b>A</b>	Beds:	<b>2</b>	L Price:	<b>\$1,089,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>	Pool:			
Complex:	<b>waverly</b>	LA SqFt:	<b>1,085</b>	TA SqFt:	<b>1,085</b>		
Parking:	<b>Assigned Parking</b>	Tax Amt:	<b>\$12,407</b>	Tax Year:	<b>2001</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks:

**PH Set in the heart of trendy South Beach's West Ave neighborhood, this 36th floor affords amazing views or South Beach, Biscayne Bay and the ocean. High ceilings, split plan with window in kitchen. Waverly offers 24 hr front desk & valet, bay front fitness center, tennis, bayside pool, tennis court, putting green, outdoor kitchens, newly completed sunset garden and deck overlooking the bay, fitness gym, electric vehicle charging stations & convenience store. Short walk to Lincoln Rd, restaurants, Trader Joes, Whole Foods & more. Cable & high-speed internet included in maintenance. Pet friendly.**





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### Active With Contract Properties

#### 1330 West Ave #3005, Miami Beach 33139



MLS #:	<b>A11172996</b>	Status:	<b>AC</b>	Beds:	<b>1</b>	L Price:	<b>\$515,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>WAVERLY</b>	Pool:					
Parking:	<b>Assigned Parking, Valet Parking</b>	LA SqFt:	<b>793</b>				
		TA SqFt:	<b>793</b>				
Tax Amt:	<b>\$4,858</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax, Tax Reflects</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Beautiful large one bedroom unit at the Waverly. Panoramic views of the bay, downtown, Venetian Island, South beach, and the ocean. Renovated tastefully with Venetian plaster walls, limestone flooring, and green marble countertop in kitchen. Spacious bedroom, bathroom, and walk in closet. Waverly offers 24-hour front desk & valet, fitness center, tennis court, bayside pool, barbeque area, convenience store, sunset garden and deck overlooking bay. Great location walking distance to Lincoln Rd, Sunset Harbour, restaurants, Trader Joes, Whole Foods, & more. Cable & high-speed internet included. Pet friendly. Monthly assessments are \$269.38.**

#### 1330 West Ave #1509, Miami Beach 33139



MLS #:	<b>A11188238</b>	Status:	<b>AC</b>	Beds:	<b>2</b>	L Price:	<b>\$699,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>The Waverly</b>	Pool:					
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>1,127</b>				
		TA SqFt:	<b>1,127</b>				
Tax Amt:	<b>\$7,759</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Bright and spacious 2beds 2bath features a split floor plan with sweeping views of Miami Beach from every room! Wood floors in living room, updated bathrooms, new kitchen cabinets and stainless steel appliances , open kitchen with eat-in bar, granite counters and oversized balcony. Blackout shades in both bedrooms. The Waverly is a full service building includes 24 hour security, valet, front desk, fitness center, market, new tennis courts, heated Bayfront pool with volley ball and BBQ area. Perfectly situated on the bay and within walking distance to Lincoln Road, Whole Foods, Shops and Restaurants. Pet Friendly Building and easy to show!**





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## CMA Pro Report

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### Active With Contract Properties

#### 1330 West Ave #1713, Miami Beach 33139



MLS #:	<b>A11173109</b>	Status:	<b>AC</b>	Beds:	<b>2</b>	L Price:	<b>\$765,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEACH</b>	Age:	<b>2001</b>				
Complex:	<b>The Waverly</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Valet Parking</b>	LA SqFt:	<b>1,262</b>				
		TA SqFt:	<b>1,262</b>				
Tax Amt:	<b>\$8,311</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Spacious 2 bedroom/2 bathroom residence with Ocean views. Located on the 17TH Floor with split floor plan. The Waverly boasts one of the best resort style Bayfront pools on South Beach. Amenities include 24-hour security and valet services, fitness center, cardio room and Yoga Room. Onsite convenience store, Luxury party room, billiards, and business center. Building is located centrally and easy walking distance to all South beach has to offer {restaurants, nightlife, beach, groceries & entertainment} Newly renovated lobby and common areas! Building just completed new 4th floor outdoor deck with garden level tennis court & putting green. All current assessments are paid in full by the seller. SELLER WILL CONSIDER FINANCING WITH PROOF OF STRONG FINANCIALS FROM BUYER!**

#### 1330 West Ave #3206, Miami Beach 33139



MLS #:	<b>A11176823</b>	Status:	<b>AC</b>	Beds:	<b>2</b>	L Price:	<b>\$919,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEACH</b>	Age:	<b>2001</b>				
Complex:	<b>waverly</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking</b>	LA SqFt:	<b>1,127</b>				
		TA SqFt:	<b>1,127</b>				
Tax Amt:	<b>\$9,516</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Set in the heart of trendy South Beach's West Ave neighborhood, this amazing high floor property offers views to the bay, the ocean and city skyline. Just fully renovated including custom kitchen, Bosch appliances including wine cooler. The unit also has motorized window treatments, porcelain floors throughout, soffit lighting, spa-like bathrooms. Amazing views from all rooms to Biscayne Bay, the ocean, South Point, cruise ship port and the Miami skyline. Waverly offers 24 hr front desk & valet, bay front fitness center, tennis, bayside pool, tennis court, putting green, outdoor kitchens, sunset garden and deck overlooking the bay, fitness gym, & convenience store. Short walk to Lincoln Rd, restaurants, Trader Joes, Whole Foods & more. Pet friendly.**



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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 1330 West Ave #1803, Miami Beach 33139



MLS #:	<b>A11140177</b>	Status:	<b>CS</b>	Beds:	<b>1</b>	L Price:	<b>\$440,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:	<b>12/22/2021</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>THE WAVERLY AT SOUTH BEAC</b>	Pool:					
Parking:	<b>1 Space</b>	LA SqFt:	<b>806</b>				
		TA SqFt:	<b>806</b>				
Tax Amt:	<b>\$5,077</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Sweeping views from bay to ocean from this north facing spacious 1 BR/1 bath condo with balcony. Open kitchen, laundry's and ample closet space. The Waverly at South Beach is a highly desirable hi-rise located on Biscayne Bay with resort-style amenities including beautiful lagoon pool, fitness center, tennis courts, volley ball, tropical gardens, waterfalls, SPA, spinning and yoga classes, convenience store, business center, attended secure lobby and garage parking, A short walk to Lincoln Road and shopping at Whole Foods.**

#### 1330 West Ave #709, Miami Beach 33139



MLS #:	<b>A11176663</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$619,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>03/17/2022</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>waverly</b>	Pool:					
Parking:	<b>Assigned Parking</b>	LA SqFt:	<b>1,127</b>				
		TA SqFt:	<b>1,127</b>				
Tax Amt:	<b>\$7,238</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Waverly South Beach, two-bedroom split plan. Waterfront living at it's best, set in the heart of the West Avenue neighborhood. Currently the best price two bedroom unit offered in a full service, waterfront building. Unit offer spit plan, large balcony with northern exposure, full size washer dryer, two tiled bathrooms, cable and internet included. Walk to Lincoln Road SHOPPING MALL, Whole Foods, Trader Joes, theaters, restaurants and more. Waverly is a full service property with 24 Hour valet & front desk, newly opening sunset deck with two fully furnished outdoor kitchens, Fitness Center, Market, ATM, Tennis, putting green, Heated Bayfront Pool, Sand Volley, BBQ. Eazy to show any time.**

## CMA Pro Report

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### Closed Properties

#### 1330 West Ave #2509, Miami Beach 33139



MLS #:	<b>A11173104</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$790,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>03/11/2022</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>THE WAVERLY AT SOUTH</b>	Pool:					
Parking:	<b>1 Space</b>	LA SqFt:	<b>1,127</b>				
		TA SqFt:	<b>1,127</b>				
Tax Amt:	<b>\$8,570</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **A must see unit fully renovated apartment for sale Incredible views to the Bay and the city. Extensive upgrades. porcelain floors and lighting, Cesar kitchen. new high end appliances and wood accent decorative walls. New bathroom, washer and dryer inside unit and large balcony.**

#### 1330 West Ave #2713, Miami Beach 33139



MLS #:	<b>A11148450</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$825,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>01/18/2022</b>		
Subdivision:	<b>Waverly</b>	Age:	<b>2001</b>				
Complex:	<b>Waverly</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Valet Parking</b>	LA SqFt:	<b>1,262</b>				
		TA SqFt:					
Tax Amt:	<b>\$8,995</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Enjoy fabulous ocean and intercostal views from this stunning 2 bedroom/ 2 bathroom. Located at the prestigious Waverly, a full service building with great amenities and just steps from Lincoln Rd. Brand new water heater and dryer. This apartment is fully furnished and equipped! Ready to move in. Building has been recently renovated - beautiful brand new green areas, tennis courts, gorgeous pool, amazing new equipment at the gym. Building offers Cable/Internet/pest control/ 1 assigned parking and free valet. Current Assessment is \$421 per month to be paid till March 2022. UNIT IS OCCUPIED NEXT SHOWING WILL BE FEBRUARY 15TH BETWEEN 2PM AND 4PM**



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### Closed Properties

#### 1330 West Ave #2904, Miami Beach 33139



MLS #:	<b>A11169990</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$780,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>03/05/2022</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEACH</b>	Age:	<b>2001</b>				
Complex:	<b>Waverly South Beach</b>	Pool:					
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>1,084</b>				
		TA SqFt:	<b>1,084</b>				
Tax Amt:	<b>\$9,090</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Spectacular, unobstructed views of Biscayne Bay from every window of this beautiful two bedroom apartment at the Waverly South Beach. Watch the boats pass on the bay from your large balcony. The apartment is tastefully renovated. The Waverly is a full service condominium with serene heated pool and hot tub on Biscayne Bay, BBQs, tennis court, putting green, high end gym, party room, convenience store, 24 hour concierge, security, valet. The Waverly is on West Avenue and close to Lincoln Rd, restaurants, theaters, shops, the beach and markets: Whole Foods, Fresh Market and Publix. Garage parking space and premium cable and internet included in the maintenance. Dog friendly**

#### 1330 West Ave #608, Miami Beach 33139



MLS #:	<b>A11162956</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$1,150,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>03/08/2022</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>The Waverly at South Beac</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Valet Parking</b>	LA SqFt:	<b>1,384</b>				
		TA SqFt:	<b>1,384</b>				
Tax Amt:	<b>\$9,727</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **This turn-key, completely renovated apartment at the Waverly South Beach features stunning direct bay views, comes fully furnished and has two assigned parking spaces. Marble floors throughout, stainless-steel appliances, large split-floor plan, and a generous balcony to enjoy those great views. The Waverly is a resort-like complex, with great amenities such as bay-front pool, volleyball court, tennis court, state-of-the-art gym, business center, valet, convenience store, and a lot more. Close to Lincoln Road, to the beach, and to the best South Beach has to offer.**



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May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 1330 West Ave #3302, Miami Beach 33139



MLS #:	<b>A11138912</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$1,149,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>12/22/2021</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>waverly</b>	Pool:					
Parking:	<b>2 Or More Spaces</b>	LA SqFt:	<b>1,262</b>				
		TA SqFt:	<b>1,262</b>				
Tax Amt:	<b>\$10,156</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Waverly best views on Miami Beach. Set in the heart of trendy South Beach's West Ave neighborhood, this high floor, direct bay, corner, renovated unit is what you have been waiting for. Including custom kitchen, motorized window treatments, porcelain floors throughout, soffit lighting, spa-like bathrooms. Amazing views to Biscayne Bay, Islands and downtown Miami Skyline, it does not get any better. Waverly offers 24 hr front desk & valet, bay front fitness center, tennis, bayside pool, tennis court, putting green, outdoor kitchens, sunset garden and deck overlooking the bay, fitness gym, & convenience store. Short walk to Lincoln Rd, restaurants, Trader Joes, Whole Foods & more. Cable & high-speed internet included in maintenance. Pet friendly.**

#### 1330 West Ave #3401, Miami Beach 33139



MLS #:	<b>A11110505</b>	Status:	<b>CS</b>	Beds:	<b>2</b>	L Price:	<b>\$1,225,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:	<b>10/12/2021</b>		
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>The Waverly</b>	Pool:					
Parking:	<b>2 Or More Spaces, Valet Parking</b>	LA SqFt:	<b>1,262</b>				
		TA SqFt:	<b>1,262</b>				
Tax Amt:	<b>\$12,351</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **SUB-PENTHOUSE LEVEL TWO-BEDROOM CORNER UNIT WITH STUNNING VIEWS OF THE BAY, OCEAN AND DOWNTOWN MIAMI SKYLINE AT THE WAVERLY SOUTH BEACH. THE MOST DESIRABLE -01 LINE ON THE HIGHEST FLOOR! ENJOY STUNNING SUNSETS FROM 34TH FLOOR!! NEW KITCHEN, FLOORS AND BATHROOMS. LUXURY AMENITIES AND 5-STAR SERVICE BUILDING IN THE HEART OF SOUTH BEACH AND WALKING DISTANCE TO GROCERY STORES, CAFES, RESTAURANTS, PHARMACY, LINCOLN ROAD AND MANY MORE.. 3 ASSIGNED PARKING SPACES!!!**



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May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 1330 West Ave #2103, Miami Beach 33139



MLS #:	<b>A11118987</b>	Status:	<b>PS</b>	Beds:	<b>1</b>	L Price:	<b>\$440,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>THE WAVERLY AT SOUTH BEAC</b>	Pool:					
Parking:	<b>1 Space, Assigned Parking, Covered Parking</b>	LA SqFt:	<b>806</b>				
		TA SqFt:	<b>806</b>				
Tax Amt:	<b>\$5,908</b>	Tax Year:	<b>2020</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Spectacular 1/1 at The Waverly South Beach. This unit offers stunning views of Biscayne Bay, the ocean, Miami and Miami Beach skylines! The unit features tile and wood flooring, very spacious layout, private balcony & washer/dryer. Waverly South Beach's amenities include 24-hour security & valet services, a resort-style, lagoon pool outlined by tropical palms, exotic garden with lush, green foliage & waterfalls, tennis courts, sand volleyball court, fitness center, SPA, spinning & yoga classes, convenience store, business center! Walk everywhere in SOBE. The unit has 1 assigned parking.**

#### 1330 West Ave #610, Miami Beach 33139



MLS #:	<b>A11184759</b>	Status:	<b>PS</b>	Beds:	<b>1</b>	L Price:	<b>\$465,000</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>1 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>The Waverly</b>	Pool:					
Parking:	<b>1 Space</b>	LA SqFt:	<b>793</b>				
		TA SqFt:	<b>793</b>				
Tax Amt:	<b>\$4,356</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

Rmks: **Best South Beach District Location. Beautiful water and urban garden views from this great 1/1 condo at The Waverly. Unit features laminated wood floors, granite kitchen/bathroom, and full size washer/dryer. Building features a resort style pool, tennis court, gym, convenience store, and much more! Will not last! Unit is currently rented until November 2022.**





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May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 1330 West Ave #2706, Miami Beach 33139



MLS #:	<b>A11188573</b>	Status:	<b>PS</b>	Beds:	<b>2</b>	L Price:	<b>\$899,900</b>
County:	<b>Miami-Dade County</b>	Baths:	<b>2 / 0</b>	L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEAC</b>	Age:	<b>2001</b>				
Complex:	<b>Waverly</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Valet Parking</b>	LA SqFt:	<b>1,127</b>				
		TA SqFt:	<b>1,127</b>				
Tax Amt:	<b>\$9,054</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects No Exemptions</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Intracoastal Front, Seawall</b>				

**Rmks:** Trendy South Beach's West Ave neighborhood. High floor 27th over neighboring property offers views to the bay, the ocean and city skyline. South and South West View, renovated. The unit has porcelain floors. Amazing views from all rooms to Biscayne Bay, the ocean, South Point, cruise ship port and the Miami skyline. Waverly offers 24 hr front desk & valet, bay front fitness center, tennis, bayside pool, tennis court, putting green, outdoor kitchens, sunset garden and deck overlooking the bay, fitness gym, & convenience store. Walk to Lincoln Rd, restaurants, Trader Joes, Whole Foods & more. Pet friendly Building. Owner will consider financing with large down payment. Tenant occupied till August 31, 2022.

#### 1330 West Ave #3013, Miami Beach 33139



MLS #:	<b>A11177981</b>	Status:	<b>PS</b>	Beds:	<b>2</b>	L Price:	<b>\$925,000</b>
County:	<b>Miami-Dade County</b>	Baths:		L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEACH</b>	Age:	<b>2001</b>				
Complex:	<b>THE WAVERLY</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned Parking, Covered Parking,</b>	LA SqFt:	<b>1,262</b>				
		TA SqFt:	<b>1,262</b>				
Tax Amt:	<b>\$6,101</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		
Waterfront:		Wtrfrnt Dsc:	<b>Bay Front</b>				

**Rmks:** Breathtaking panoramic views of the South Beach and spectacular water views from all sides in this rarely available luxury waterfront 30th floor, NE corner, penthouse-level condo! Located on the quiet residential side of South Beach, this split-plan 2 bedroom, 2 bath property is uniquely positioned between all three causeways, and within walking distance to Lincoln Road and just minutes to the Beach. This home boasts some of the most gorgeous sunrises in Miami Beach. The Master bedroom has en-suite bath and walk-in closet. Amenities include a bayfront social room, a beautiful pool overlooking the bay, a waterfront gym, and a 55,000 sq ft high-floor amenities deck with tennis court, putting green, and outdoor living rooms.... plus this unit comes with one garage space and one valet space.



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May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 1330 West Ave #3014, Miami Beach 33139



MLS #:	<b>A11176653</b>	Status:	<b>PS</b>	Beds:	<b>2</b>	L Price:	<b>\$1,200,000</b>
County:	<b>Miami-Dade County</b>	Baths:		L Date:			
Subdivision:	<b>THE WAVERLY AT SOUTH BEACH</b>	Age:	<b>2001</b>				
Complex:	<b>THE WAVERLY</b>	Pool:					
Parking:	<b>2 Or More Spaces, Assigned</b>	LA SqFt:	<b>1,262</b>				
	<b>Parking, Covered Parking,</b>	TA SqFt:	<b>1,262</b>				
Tax Amt:	<b>\$9,078</b>	Tax Year:	<b>2021</b>	Tax Info:	<b>Tax Reflects City &amp; County Tax</b>		

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

Rmks: **Breathtaking panoramic views from all sides in this rarely available luxury waterfront 30th floor, SE corner, penthouse-level condo! Located on the quiet residential side of South Beach, this split-plan 2/2 is uniquely positioned between all three causeways and just minutes to the Beach. Boasting the most gorgeous sunrises and sunsets in Miami Beach, as it has East, South, AND West views. Featuring European white oak wood floors, a gourmet kitchen, and luxurious custom marble bathrooms. The Master bedroom has en-suite bath and walk-in closet. Amenities include a bay front social room, a beautiful pool overlooking the bay, a waterfront gym, an amenities deck with tennis court, putting green, and outdoor living rooms.... plus this unit comes with one garage space and one valet space.**



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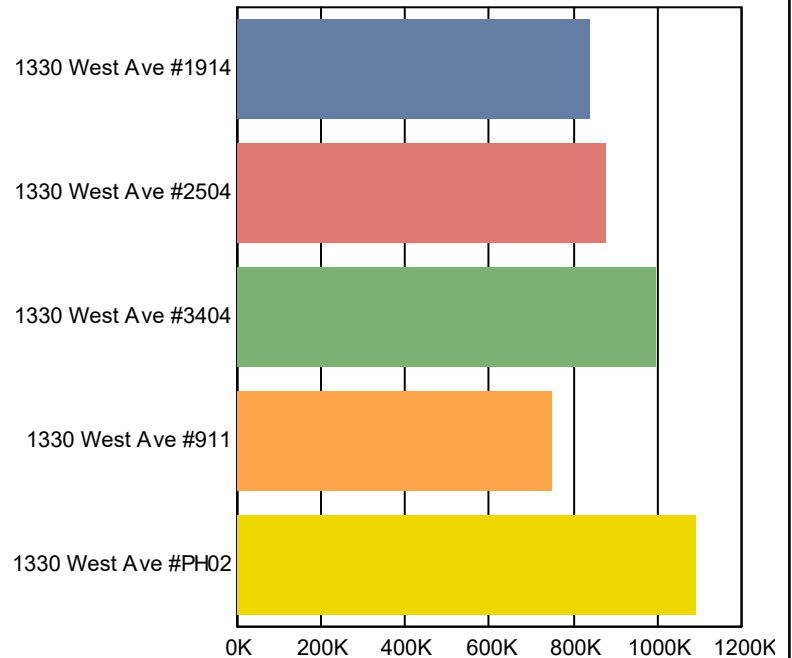
May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$750,000</b>
Highest Price	<b>\$1,089,000</b>
Average Price	<b>\$910,200</b>
Avg. Price/SqFt	<b>\$817.65</b>





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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active With Contract Properties

Total # of Listings

**4**

Lowest Price

**\$515,000**

Highest Price

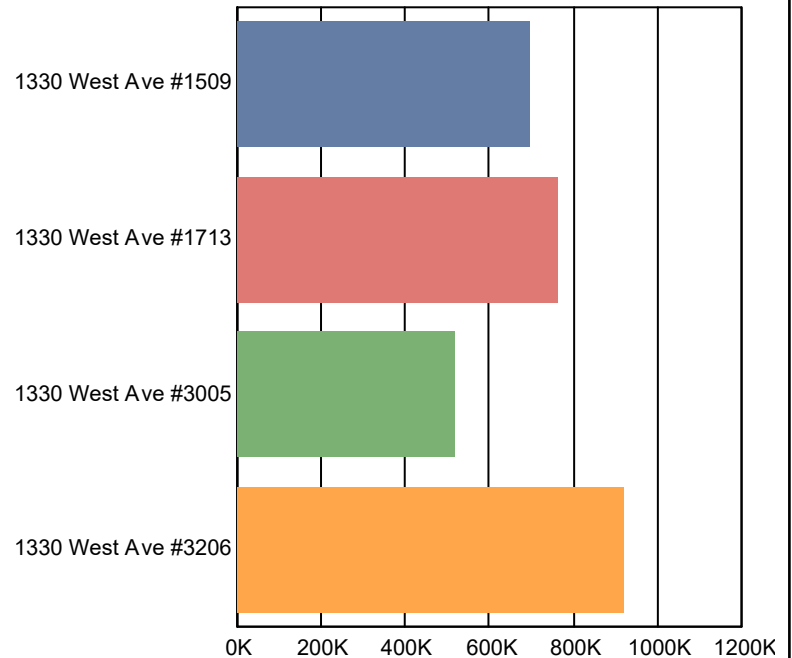
**\$919,000**

Average Price

**\$724,500**

Avg. Price/SqFt

**\$672.82**





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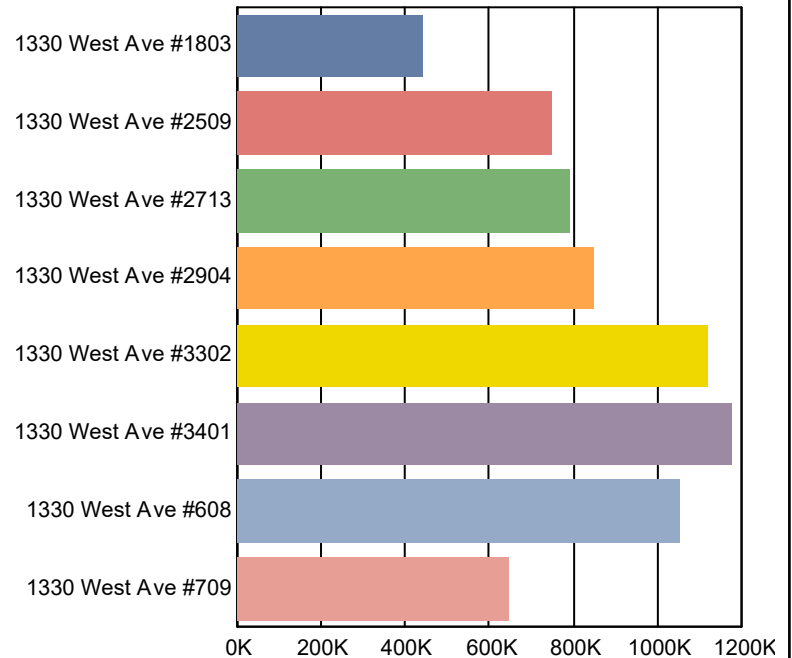
May 15, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>8</b>
Lowest Price	<b>\$441,500</b>
Highest Price	<b>\$1,175,000</b>
Average Price	<b>\$852,444</b>
Avg. Price/SqFt	<b>\$721.43</b>





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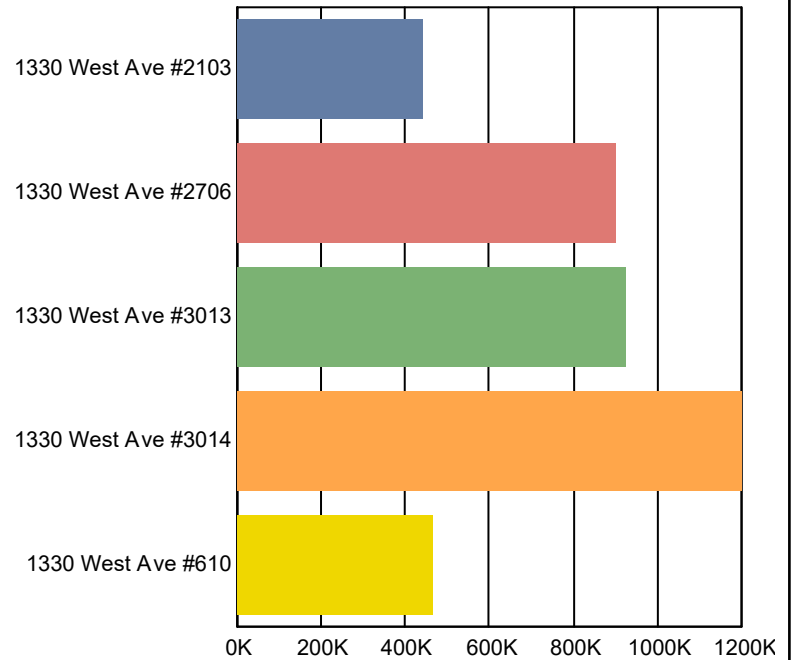
May 15, 2022

## CMA Pro Report

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### Pending Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$440,000</b>
Highest Price	<b>\$1,200,000</b>
Average Price	<b>\$785,980</b>
Avg. Price/SqFt	<b>\$722.92</b>







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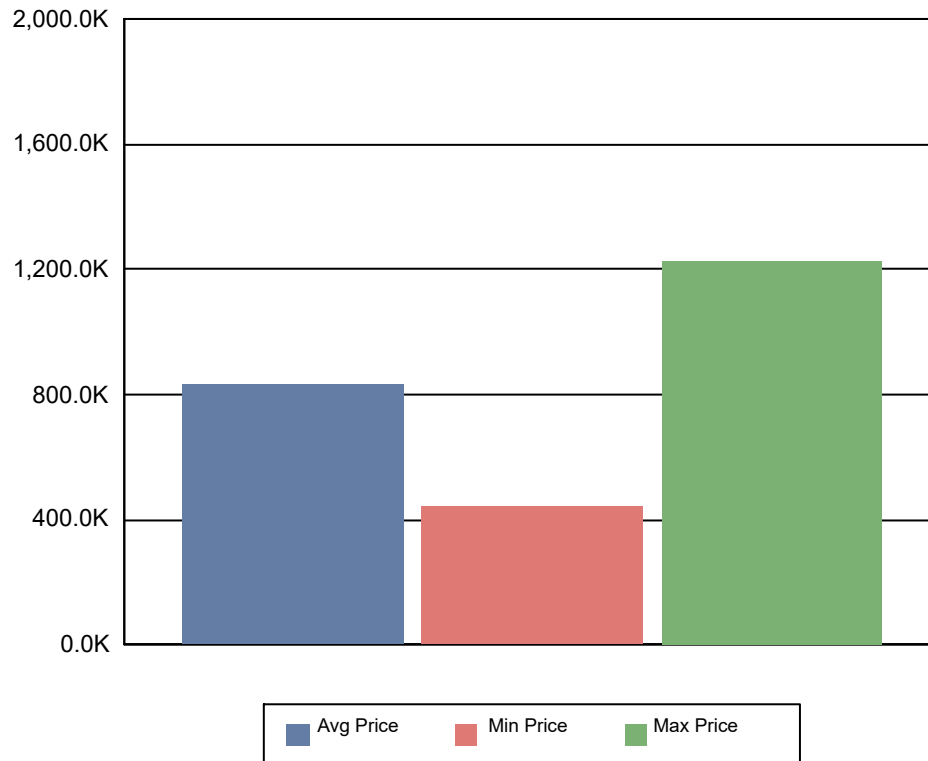


May 15, 2022

## 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	\$750,000	\$1,089,000	\$910,200	\$817.65
Active With Contract	\$515,000	\$919,000	\$724,500	\$672.82
Closed	\$441,500	\$1,175,000	\$852,444	\$721.43
Pending	\$440,000	\$1,200,000	\$785,980	\$722.92
<b>Totals/Averages</b>	<b>\$440,000</b>	<b>\$1,200,000</b>	<b>\$827,202</b>	<b>\$734.80</b>

### Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
<b>Active</b>							
ACT	1330 West Ave #911	2	2 (2 0)	1,084	\$750,000		
ACT	1330 West Ave #1914	2	2 (2 0)	1,262	\$839,000		

Researched and prepared by Ekaterina Lavrova



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May 15, 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
ACT	1330 West Ave #2504	2	2 (2 0)	1,084	\$876,000		
ACT	1330 West Ave #3404	2	2 (2 0)		\$997,000		
ACT	1330 West Ave #PH02	2	2 (2 0)	1,085	\$1,089,000		

### Active With Contract

1330 West Ave #3005	1	1 (1 0)	793	\$515,000
1330 West Ave #1509	2	2 (2 0)	1,127	\$699,000
1330 West Ave #1713	2	2 (2 0)	1,262	\$765,000
1330 West Ave #3206	2	2 (2 0)	1,127	\$919,000

### Closed

1330 West Ave #1803	1	1 (1 0)	806	\$440,000
1330 West Ave #709	2	2 (2 0)	1,127	\$619,000
1330 West Ave #2509	2	2 (2 0)	1,127	\$790,000
1330 West Ave #2713	2	2 (2 0)		\$825,000
1330 West Ave #2904	2	2 (2 0)	1,084	\$780,000
1330 West Ave #608	2	2 (2 0)	1,384	\$1,150,000
1330 West Ave #3302	2	2 (2 0)	1,262	\$1,149,000
1330 West Ave #3401	2	2 (2 0)	1,262	\$1,225,000

### Pending

1330 West Ave #2103	1	1 (1 0)	806	\$440,000
1330 West Ave #610	1	1 (1 0)	793	\$465,000
1330 West Ave #2706	2	2 (2 0)	1,127	\$899,900
1330 West Ave #3013	2		1,262	\$925,000
1330 West Ave #3014	2		1,262	\$1,200,000