

# Unit C-609 - Monte Carlo (A-B-C&D)

C-609 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	A11574780
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$185,000
List PPSF:	\$157
Valuated Price:	\$193,000
Valuated PPSF:	\$164

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	348
Number of active listings for rent:	0
Number of active listings for sale:	33
Building inventory for sale:	9%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

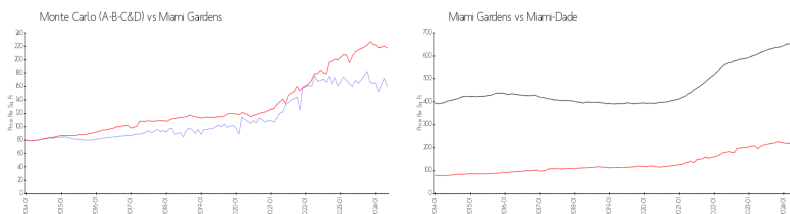
## Building Association Information

Monte Carlo of Miami  
Condominiums Association  
496 NW 165th St  
Miami, FL 33169  
(305) 949-2588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C108	826 sq ft	May 2024	\$156,000	\$189
A201	1,036 sq ft	Apr 2024	\$175,000	\$169
B-102	1,036 sq ft	Mar 2024	\$145,000	\$140
314	826 sq ft	Mar 2024	\$148,000	\$179
B-303	826 sq ft	Mar 2024	\$133,000	\$161

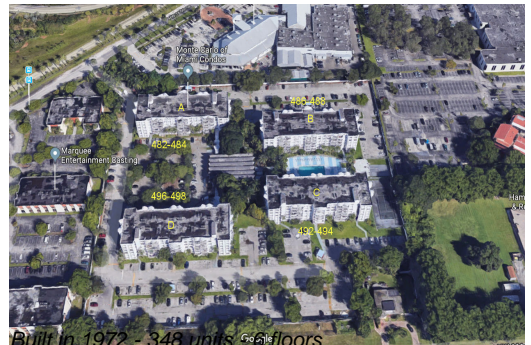
## Market Information



Monte Carlo (A-B-C&D):	\$160/sq. ft.	Miami Gardens:	\$218/sq. ft.
Miami Gardens:	\$218/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D)	9%
Miami Gardens	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Monte Carlo (A-B-C&D)	56 days
Miami Gardens	62 days
Miami-Dade	81 days