

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:	\$207,000
Valuated PPSF:	\$176

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:	35
Building inventory for sale:	10%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

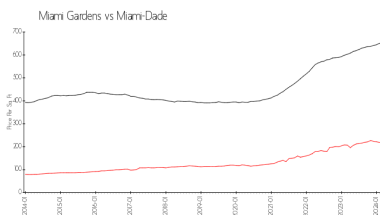
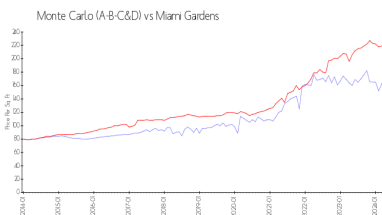
Building Association Information

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
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
116	1,036 sq ft	Feb 2024	\$142,000	\$137
409	1,175 sq ft	Feb 2024	\$150,000	\$128
A-304	826 sq ft	Feb 2024	\$150,000	\$182

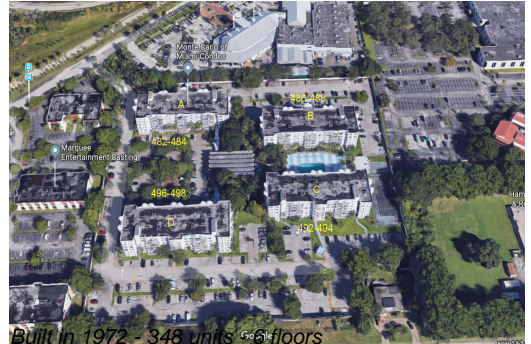
Market Information



Monte Carlo (A-B-C&D):	\$172/sq. ft.	Miami Gardens:	\$220/sq. ft.
Miami Gardens:	\$220/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Monte Carlo (A-B-C&D)	10%
-----------------------	-----



Miami Gardens	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Monte Carlo (A-B-C&D)	58 days
Miami Gardens	62 days
Miami-Dade	81 days