

# Unit 416 - Mondrian South Beach

416 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11327166
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$960,000
List PPSF:	\$882
Valuated Price:	\$817,000
Valuated PPSF:	\$751

*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:	334
Number of active listings for rent:	25
Number of active listings for sale:	32
Building inventory for sale:	9%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

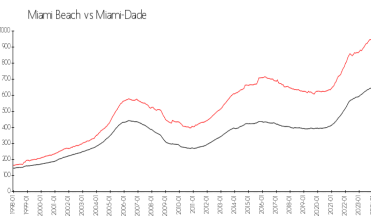
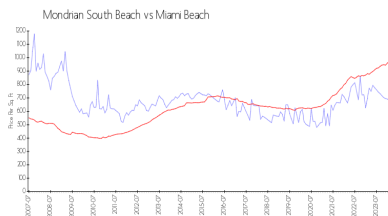
## Building Association Information

Mondrian South Beach  
305 514 1800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	809 sq ft	Apr 2024	\$515,000	\$637
509	676 sq ft	Nov 2023	\$360,000	\$533
412	493 sq ft	Aug 2023	\$380,000	\$771
503	466 sq ft	Aug 2023	\$270,000	\$579
406	477 sq ft	Aug 2023	\$270,000	\$566
507	508 sq ft	Aug 2023	\$270,000	\$531
518	530 sq ft	Aug 2023	\$270,000	\$509
725	485 sq ft	Aug 2023	\$270,000	\$557

## Market Information



Mondrian South Beach:	\$680/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Mondrian South Beach	10%
Miami Beach	4%
Miami-Dade	3%



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

Mondrian South Beach	259 days
Miami Beach	99 days
Miami-Dade	81 days