

Unit 1626 - Mondrian South Beach

1626 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11369741
 Status: Active
 Size: 1,088 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$905,000
 List PPSF: \$832
 Valuated Price: \$704,000
 Valuated PPSF: \$647

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: 11
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

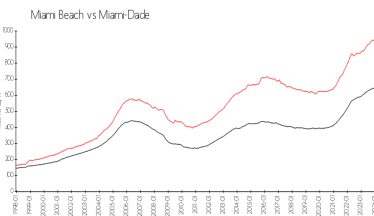
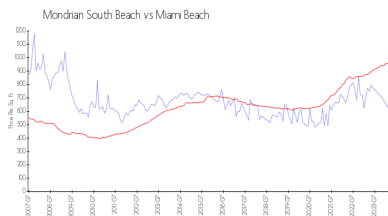
Building Association Information

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
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
503	466 sq ft	Aug 2023	\$270,000	\$579
406	477 sq ft	Aug 2023	\$270,000	\$566

Market Information



Mondrian South Beach:	\$591/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/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	284 days
Miami Beach	98 days
Miami-Dade	81 days