

# Unit D-401 - Monte Carlo (A-B-C&D)

D-401 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	A11439714
Status:	Active
Size:	1,036 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$199,000
List PPSF:	\$192
Valuated Price:	\$179,000
Valuated PPSF:	\$173

*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:	24
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

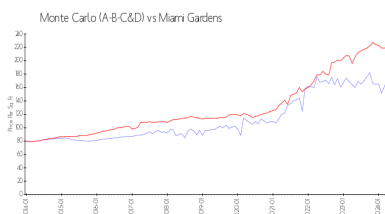
## Building Association Information

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

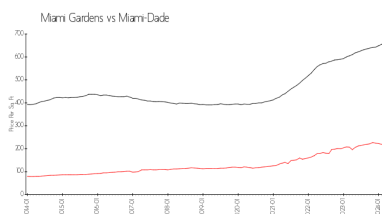
## Recent Sales

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



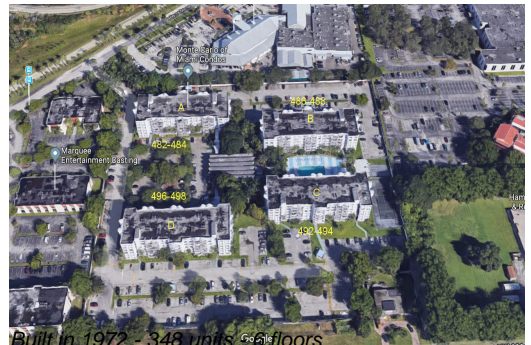
Monte Carlo (A-B-C&D): \$172/sq. ft.  
Miami Gardens: \$220/sq. ft.



Miami Gardens: \$220/sq. ft.  
Miami-Dade: \$698/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)	56 days
Miami Gardens	62 days
Miami-Dade	81 days