

# Unit D-501 - Monte Carlo (A-B-C&D)

D-501 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11478952             |
| Status:         | Active                |
| Size:           | 1,036 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Other Parking |
| View:           |                       |
| List Price:     | \$160,000             |
| List PPSF:      | \$154                 |
| Valuated Price: | \$180,000             |
| Valuated PPSF:  | \$174                 |

*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   |

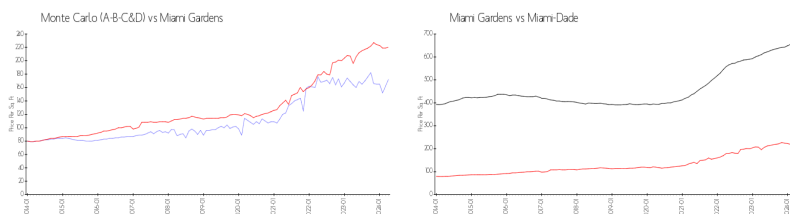
## Building Association Information

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 |

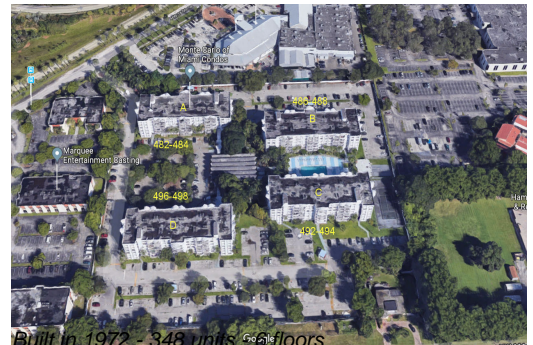
## Market Information



|                        |               |                |               |
|------------------------|---------------|----------------|---------------|
| 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 |