

# Unit B-409 - Monte Carlo (A-B-C&D)

B-409 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number: A11523761  
 Status: Active  
 Size: 1,175 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$202,000  
 Valuated PPSF: \$172

*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.*

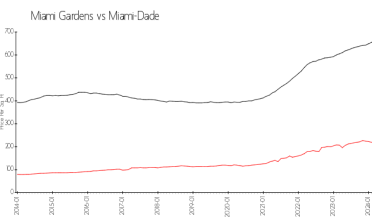
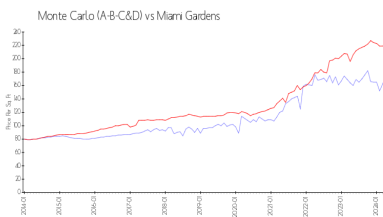
## Building Information

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

## 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

