

# Unit C-106 - Monte Carlo (A-B-C&D)

C-106 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	A11548863
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$219,000
List PPSF:	\$186
Valuated Price:	\$197,000
Valuated PPSF:	\$168

*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

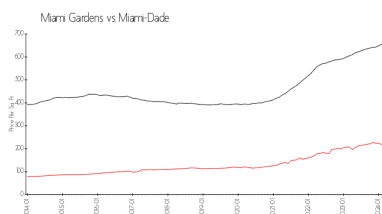
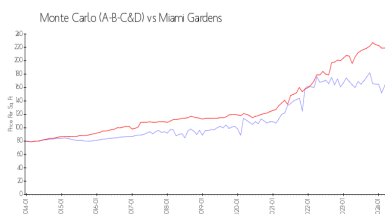
## Building Association Information

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

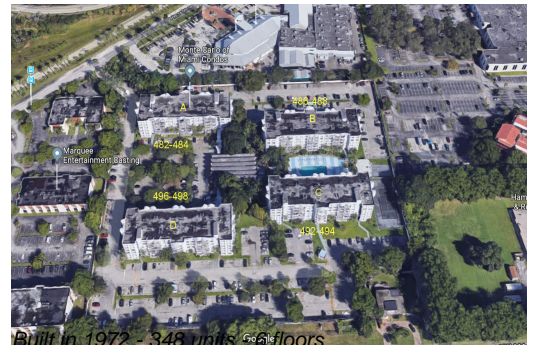


Monte Carlo (A-B-C&D):  
\$172/sq. ft.  
Miami Gardens:  
\$220/sq. ft.

Miami Gardens:  
\$220/sq. ft.  
Miami-Dade:  
\$698/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D) 10%



Built in 1972 - 348 units, 66 floors

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