

Unit A-204 - Monte Carlo (A-B-C&D)

A-204 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

Unit Information

MLS Number:	A11552354
Status:	Pending
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$153,000
List PPSF:	\$185
Valuated Price:	\$140,000
Valuated PPSF:	\$169

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

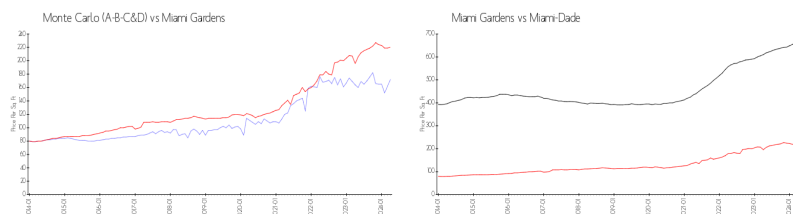
Building Association Information

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

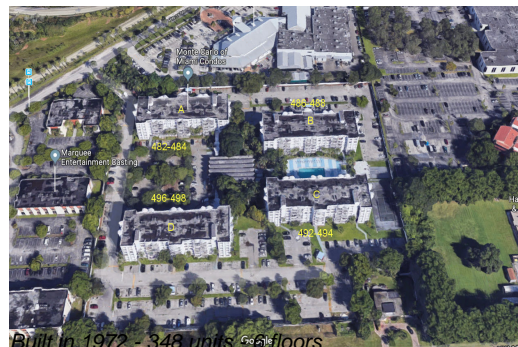
Market Information



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%
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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