

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: \$132,000
 Valuated PPSF: \$160

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: 26
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 7

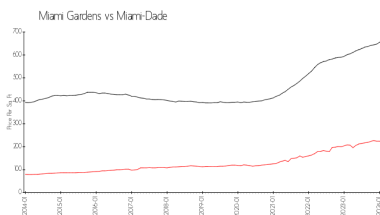
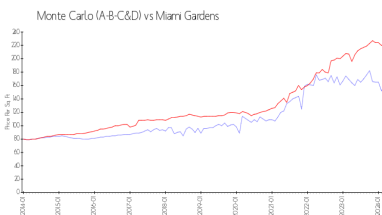
Building Association Information

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

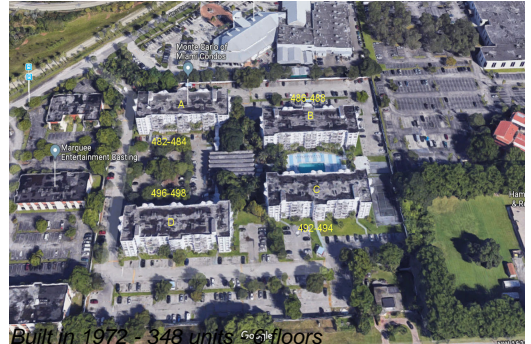
Market Information



Monte Carlo (A-B-C&D): \$162/sq. ft.
 Miami Gardens: \$221/sq. ft.
 Miami Gardens: \$221/sq. ft.
 Miami-Dade: \$703/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)	61 days
Miami Gardens	65 days
Miami-Dade	81 days