

# Unit C-109 - Monte Carlo (A-B-C&D)

C-109 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number: A11562874  
 Status: Active  
 Size: 1,175 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$219,500  
 List PPSF: \$187  
 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: 33  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

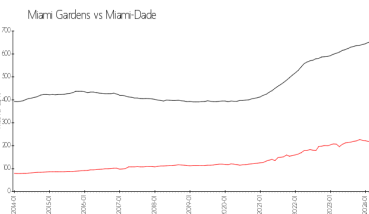
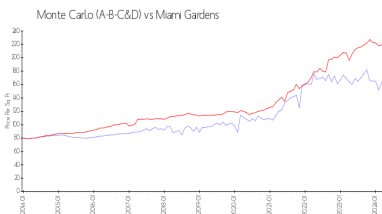
## Building Association Information

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
C108	826 sq ft	May 2024	\$156,000	\$189
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

## Market Information



Monte Carlo (A-B-C&D):	\$172/sq. ft.	Miami Gardens:	\$220/sq. ft.
Miami Gardens:	\$220/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D) 9%  
 Miami Gardens 4%  
 Miami-Dade 3%



**Avg. Time to Close Over Last 12 Months**

Monte Carlo (A-B-C&D)	56 days
Miami Gardens	64 days
Miami-Dade	81 days