

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:	Cancelled
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:	\$184,000
Valuated PPSF:	\$157

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:	22
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

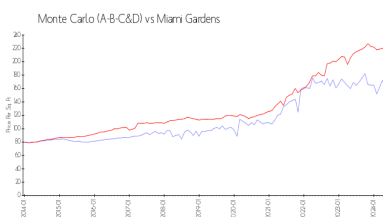
Building Association Information

Monte Carlo of Miami
Condominiums Association
496 NW 165th St
Miami, FL 33169
(305) 949-2588

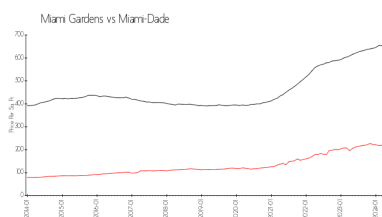
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B311	826 sq ft	May 2024	\$145,000	\$176
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



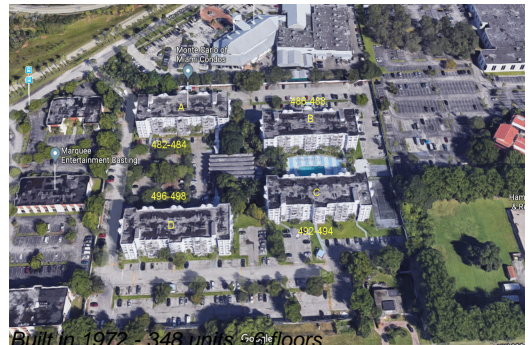
Monte Carlo (A-B-C&D): \$161/sq. ft.
Miami Gardens: \$218/sq. ft.



Miami Gardens: \$218/sq. ft.
Miami-Dade: \$705/sq. ft.

Inventory for Sale

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



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Monte Carlo (A-B-C&D)	57 days
Miami Gardens	64 days
Miami-Dade	81 days