

Unit 816 - Mondrian South Beach

816 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11570512
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$870,000
List PPSF:	\$800
Valuated Price:	\$739,000
Valuated PPSF:	\$679

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:	334
Number of active listings for rent:	25
Number of active listings for sale:	32
Building inventory for sale:	9%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

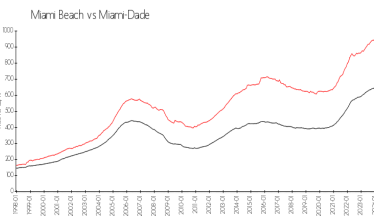
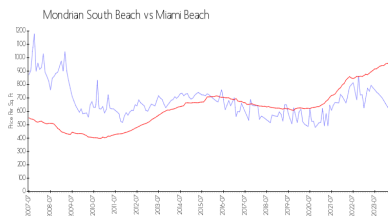
Building Association Information

Mondrian South Beach
305 514 1800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	809 sq ft	Apr 2024	\$515,000	\$637
509	676 sq ft	Nov 2023	\$360,000	\$533
412	493 sq ft	Aug 2023	\$380,000	\$771
503	466 sq ft	Aug 2023	\$270,000	\$579
406	477 sq ft	Aug 2023	\$270,000	\$566
507	508 sq ft	Aug 2023	\$270,000	\$531
518	530 sq ft	Aug 2023	\$270,000	\$509
725	485 sq ft	Aug 2023	\$270,000	\$557

Market Information



Mondrian South Beach:	\$591/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Mondrian South Beach	10%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Mondrian South Beach	284 days
Miami Beach	98 days
Miami-Dade	81 days