

# Unit A-610 - Monte Carlo (A-B-C&D)

A-610 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	A11580367
Status:	Cancelled
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$139,500
List PPSF:	\$169
Valuated Price:	\$120,000
Valuated PPSF:	\$145

*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:	30
Building inventory for sale:	8%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

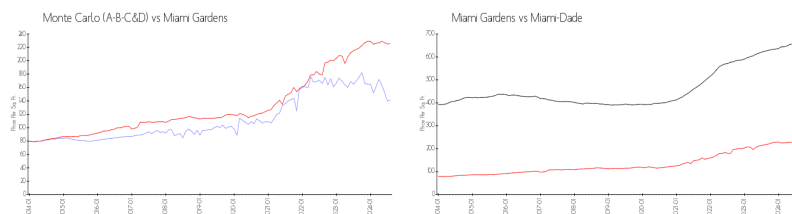
## Building Association Information

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
A216	1,036 sq ft	Sep 2024	\$143,000	\$138
C609	1,175 sq ft	Aug 2024	\$169,500	\$144
B109	1,175 sq ft	Jul 2024	\$160,000	\$136
B311	826 sq ft	May 2024	\$145,000	\$176
C108	826 sq ft	May 2024	\$156,000	\$189

## Market Information

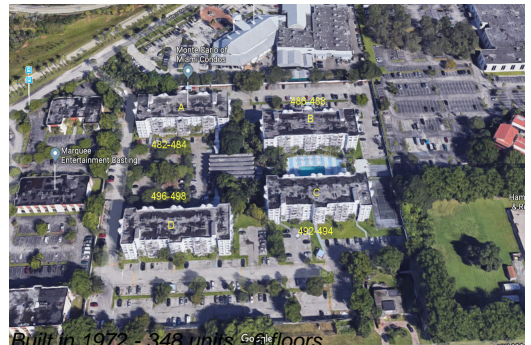


Monte Carlo (A-B-C&D):	\$141/sq. ft.	Miami Gardens:	\$226/sq. ft.
Miami Gardens:	\$226/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Monte Carlo (A-B-C&D)	51 days
Miami Gardens	64 days
Miami-Dade	85 days