

Unit 322 - Mondrian South Beach

322 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11590233 |
| Status: | Active |
| Size: | 493 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$450,000 |
| List PPSF: | \$913 |
| Valuated Price: | \$286,000 |
| Valuated PPSF: | \$580 |

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

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|--|-----|
| Number of units: | 334 |
| Number of active listings for rent: | 25 |
| Number of active listings for sale: | 31 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

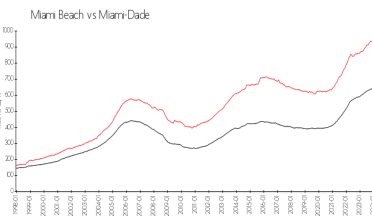
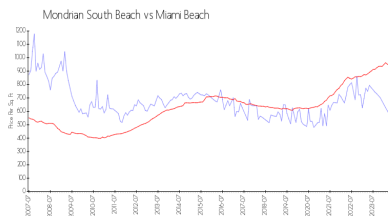
Building Association Information

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 |
| 518 | 530 sq ft | Aug 2023 | \$270,000 | \$509 |
| 507 | 508 sq ft | Aug 2023 | \$270,000 | \$531 |
| 406 | 477 sq ft | Aug 2023 | \$270,000 | \$566 |
| 725 | 485 sq ft | Aug 2023 | \$270,000 | \$557 |

Market Information



| | | | |
|-----------------------|---------------|--------------|---------------|
| Mondrian South Beach: | \$553/sq. ft. | Miami Beach: | \$970/sq. ft. |
| Miami Beach: | \$970/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|----------------------|----|
| Mondrian South Beach | 9% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|----------|
| Mondrian South Beach | 303 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |