

# Unit 616 - Mondrian South Beach

616 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11605123
Status:	Expired
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Additional Spaces Available
View:	
List Price:	\$950,000
List PPSF:	\$873
Valuated Price:	\$679,000
Valuated PPSF:	\$624

*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:	29
Building inventory for sale:	8%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

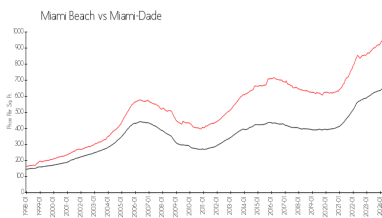
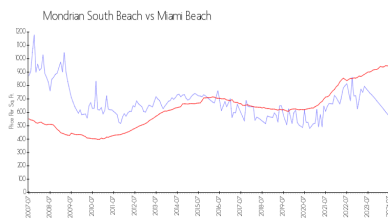
## Building Association Information

Mondrian South Beach  
305 514 1800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1019	502 sq ft	Jul 2024	\$310,000	\$618
415	485 sq ft	Jun 2024	\$290,000	\$598
1102	809 sq ft	Apr 2024	\$515,000	\$637
509	676 sq ft	Nov 2023	\$360,000	\$533

## Market Information



Mondrian South Beach:	\$554/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Mondrian South Beach	138 days
Miami Beach	100 days
Miami-Dade	85 days

