

Unit 616 - Mondrian South Beach

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

Unit Information

MLS Number: A11605123
 Status: Active
 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: \$678,000
 Valuated PPSF: \$623

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: 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

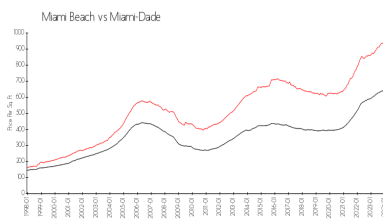
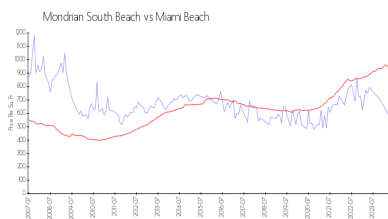
Building Association Information

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
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
503	466 sq ft	Aug 2023	\$270,000	\$579
518	530 sq ft	Aug 2023	\$270,000	\$509

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