

# Unit B-304 - Monte Carlo (A-B-C&D)

B-304 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	A11613081
Status:	Rented
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	
View:	
Rental Price:	\$1,700
List PPSF:	\$2
Valuated Price:	\$108,000
Valuated PPSF:	\$131

*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.*

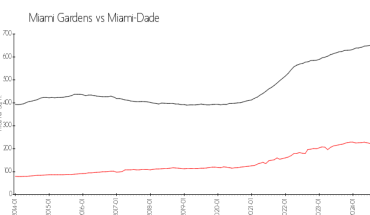
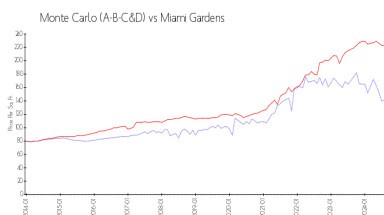
## Building Information

Number of units:	348
Number of active listings for rent:	0
Number of active listings for sale:	35
Building inventory for sale:	10%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	6
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

## Market Information



Monte Carlo (A-B-C&D):	\$132/sq. ft.	Miami Gardens:	\$221/sq. ft.
Miami Gardens:	\$221/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D)	10%
Miami Gardens	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Monte Carlo (A-B-C&D)	55 days
Miami Gardens	68 days
Miami-Dade	85 days

