

# 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: \$116,000  
 Valuated PPSF: \$140

*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.*

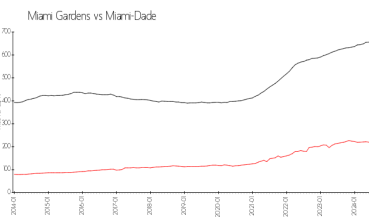
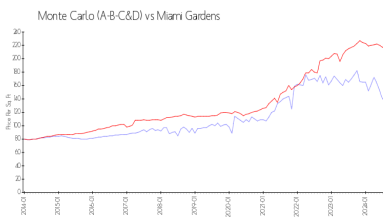
## Building Information

Number of units: 348  
 Number of active listings for rent: 0  
 Number of active listings for sale: 33  
 Building inventory for sale: 9%  
 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

## Market Information



Monte Carlo (A-B-C&D):	\$141/sq. ft.	Miami Gardens:	\$219/sq. ft.
Miami Gardens:	\$219/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 84 days

