

Unit 1626 - Mondrian South Beach

1626 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11613153
 Status: Active
 Size: 1,088 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$870,000
 List PPSF: \$800
 Valuated Price: \$685,000
 Valuated PPSF: \$630

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: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

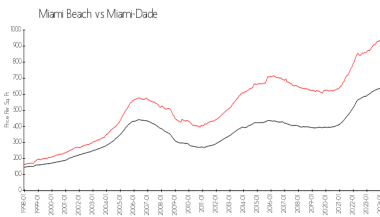
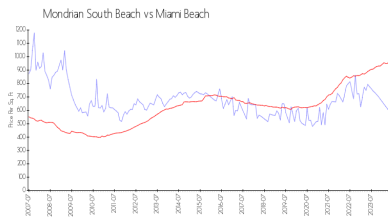
Building Association Information

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
412	493 sq ft	Aug 2023	\$380,000	\$771
503	466 sq ft	Aug 2023	\$270,000	\$579
406	477 sq ft	Aug 2023	\$270,000	\$566
725	485 sq ft	Aug 2023	\$270,000	\$557
507	508 sq ft	Aug 2023	\$270,000	\$531
518	530 sq ft	Aug 2023	\$270,000	\$509

Market Information



Mondrian South Beach:	\$575/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/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	254 days
Miami Beach	99 days
Miami-Dade	83 days