

# Unit A-216 - Monte Carlo (A-B-C&D)

A-216 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	A11613159
Status:	Active
Size:	1,036 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$150,000
List PPSF:	\$145
Valuated Price:	\$152,000
Valuated PPSF:	\$147

*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:	34
Building inventory for sale:	9%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

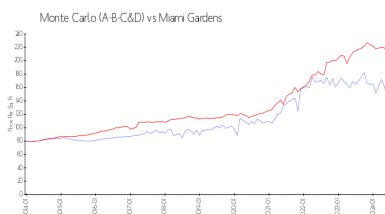
## Building Association Information

Monte Carlo of Miami  
Condominiums Association  
496 NW 165th St  
Miami, FL 33169  
(305) 949-2588

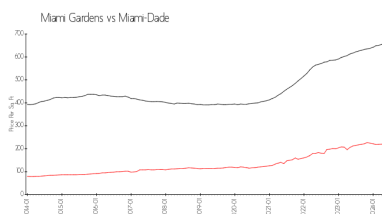
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B311	826 sq ft	May 2024	\$145,000	\$176
C108	826 sq ft	May 2024	\$156,000	\$189
A201	1,036 sq ft	Apr 2024	\$175,000	\$169
A-611	826 sq ft	Apr 2024	\$132,000	\$160
B-102	1,036 sq ft	Mar 2024	\$145,000	\$140
314	826 sq ft	Mar 2024	\$148,000	\$179
B-303	826 sq ft	Mar 2024	\$133,000	\$161

## Market Information



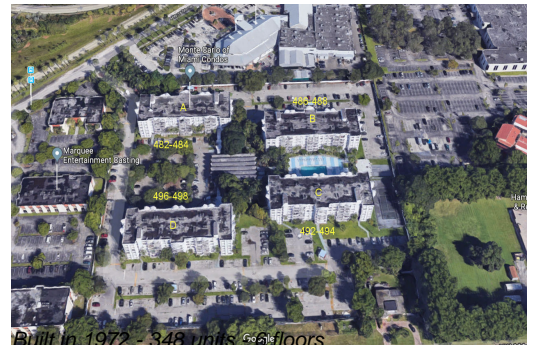
Monte Carlo (A-B-C&D):  
\$149/sq. ft.  
Miami Gardens:  
\$214/sq. ft.



Miami Gardens:  
\$214/sq. ft.  
Miami-Dade:  
\$705/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D)	10%
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Miami Gardens	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Monte Carlo (A-B-C&D)	60 days
Miami Gardens	66 days
Miami-Dade	82 days