

# Unit A-609 - Monte Carlo (A-B-C&D)

A-609 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number: A11614171  
 Status: Active  
 Size: 1,175 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Other Parking  
 View:  
 List Price: \$165,000  
 List PPSF: \$140  
 Valuated Price: \$170,000  
 Valuated PPSF: \$145

*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: 32  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

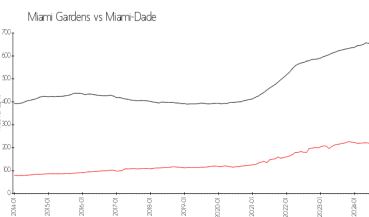
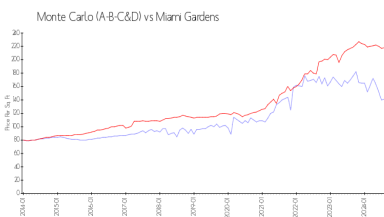
## Building Association Information

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
C609	1,175 sq ft	Aug 2024	\$169,500	\$144
B109	1,175 sq ft	Jul 2024	\$160,000	\$136
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

## Market Information

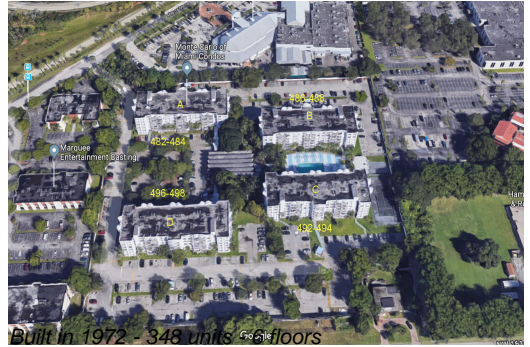


Monte Carlo (A-B-C&D): \$141/sq. ft.  
 Miami Gardens: \$218/sq. ft.

Miami Gardens: \$218/sq. ft.  
 Miami-Dade: \$697/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)

52 days

Miami Gardens

65 days

Miami-Dade

84 days