

# Unit D-616 - Monte Carlo (A-B-C&D)

D-616 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number: A11614973  
 Status: Active  
 Size: 1,036 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$180,000  
 List PPSF: \$174  
 Valuated Price: \$150,000  
 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

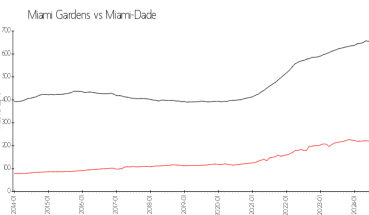
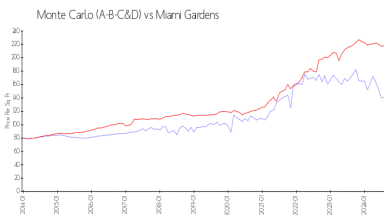
## Building Association Information

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

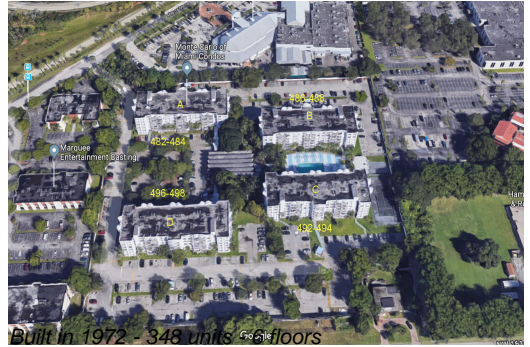


Monte Carlo (A-B-C&D): \$141/sq. ft.  
 Miami Gardens: \$218/sq. ft.

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