

# Unit 503 - Montclair Lofts

503 - 1700 Meridian Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11904293  
 Status: Active  
 Size: 1,014 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,195,000  
 List PPSF: \$1,179  
 Valuated Price: \$910,000  
 Valuated PPSF: \$897

*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.*

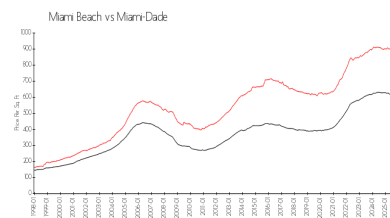
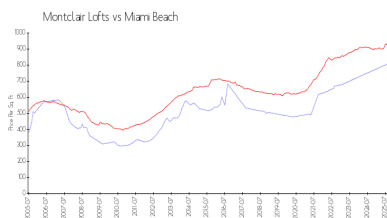
## Building Information

Number of units: 41  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,018 sq ft	Dec 2025	\$615,000	\$604

## Market Information



Montclair Lofts:	\$818/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Montclair Lofts	10%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Montclair Lofts	68 days
Miami Beach	94 days
Miami-Dade	77 days

