

# Unit 7C - Monad Terrace

7C - 1300 Monad Ter, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | A11910550                                       |
| Status:         | Active                                          |
| Size:           | 1,453 Sq ft.                                    |
| Bedrooms:       | 2                                               |
| Full Bathrooms: | 2                                               |
| Half Bathrooms: | 1                                               |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |                                                 |
| List Price:     | \$2,700,000                                     |
| List PPSF:      | \$1,858                                         |
| Valuated Price: | \$2,457,000                                     |
| Valuated PPSF:  | \$1,856                                         |

*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:                         | 59  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

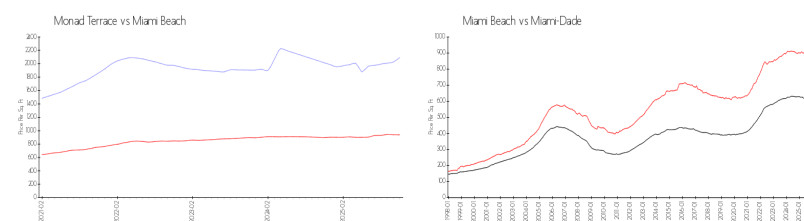
Monad Terrace  
Address: 1300 Monad Ter,  
Miami Beach, FL 33139  
Phone: +1 786-800-2160

<https://kwpmc.com/property/monad-terrace-condominium-association/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 11B    | 2,691 sq ft | Oct 2025     | \$4,400,000 | \$1,635 |
| 8C     | 1,324 sq ft | Jul 2025     | \$1,762,500 | \$1,331 |
| 9B     | 2,691 sq ft | May 2025     | \$4,000,000 | \$1,486 |
| 10D    | 2,496 sq ft | Apr 2025     | \$4,150,000 | \$1,663 |
| 9D     | 2,496 sq ft | Jan 2025     | \$4,003,777 | \$1,604 |

## Market Information



|                |                |              |               |
|----------------|----------------|--------------|---------------|
| Monad Terrace: | \$2095/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:   | \$939/sq. ft.  | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|               |     |
|---------------|-----|
| Monad Terrace | 12% |
| Miami Beach   | 4%  |
| Miami-Dade    | 4%  |



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

|               |         |
|---------------|---------|
| Monad Terrace | 79 days |
| Miami Beach   | 94 days |
| Miami-Dade    | 77 days |