

# Unit B-206 - Monte Carlo (A-B-C&D)

B-206 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number:	F10487487
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$199,000
List PPSF:	\$169
Valuated Price:	\$125,000
Valuated PPSF:	\$106

*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:	41
Building inventory for sale:	11%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

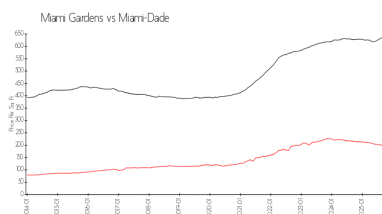
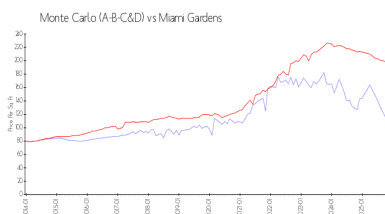
Monte Carlo of Miami  
Condominiums Association  
496 NW 165th St  
Miami, FL 33169  
(305) 949-2588

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D-601	1,036 sq ft	Nov 2025	\$107,000	\$103
C-309	1,175 sq ft	Nov 2025	\$93,000	\$79
309B	1,175 sq ft	Nov 2025	\$130,000	\$111
C415	1,036 sq ft	Oct 2025	\$180,000	\$174
D-308	826 sq ft	Apr 2025	\$135,000	\$163

## Market Information

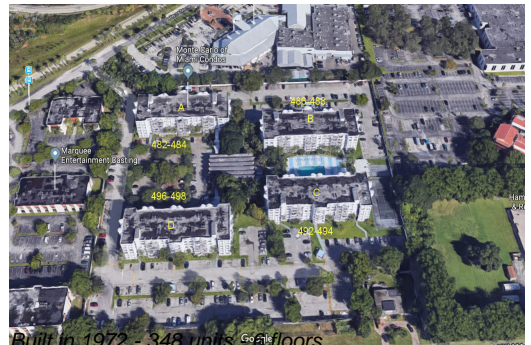


Monte Carlo (A-B-C&D):  
\$108/sq. ft.  
Miami Gardens:  
\$198/sq. ft.

Miami Gardens:  
\$198/sq. ft.  
Miami-Dade:  
\$668/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D)	12%
Miami Gardens	5%
Miami-Dade	4%



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

Monte Carlo (A-B-C&D)	85 days
Miami Gardens	93 days
Miami-Dade	77 days