

# Unit 8C - Monad Terrace

8C - 1300 Monad Ter, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11440482
Status:	Active
Size:	1,324 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$2,250,000
List PPSF:	\$1,699
Valuated Price:	\$2,637,000
Valuated PPSF:	\$1,992

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:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

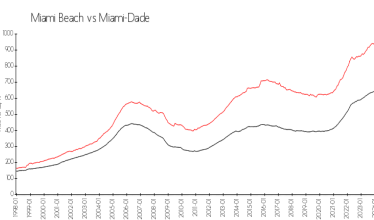
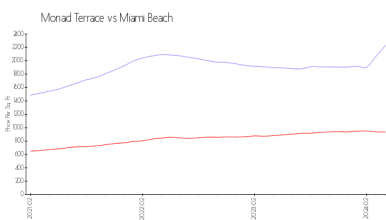
Monad Terrace  
 Address: 1300 Monad Ter,  
 Miami Beach, FL 33139  
 Phone: +1 786-800-2160

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10B	2,691 sq ft	Apr 2024	\$4,387,500	\$1,630
4F	2,658 sq ft	Apr 2024	\$6,400,000	\$2,408
11C	1,910 sq ft	Feb 2024	\$3,350,000	\$1,754
2F	2,658 sq ft	Jan 2024	\$6,500,000	\$2,445
6D	2,269 sq ft	Jul 2023	\$3,750,000	\$1,653
9B	2,691 sq ft	Jul 2023	\$4,000,000	\$1,486

## Market Information



Monad Terrace: \$2227/sq. ft.  
 Miami Beach: \$937/sq. ft.

Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Monad Terrace 5%



Miami Beach	4%
Miami-Dade	3%

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

Monad Terrace	108 days
Miami Beach	97 days
Miami-Dade	81 days