

Unit 425 - Mondrian South Beach

425 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11490967
Status:	Active Under Contract
Size:	485 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Other Parking
View:	
List Price:	\$340,000
List PPSF:	\$701
Valuated Price:	\$235,000
Valuated PPSF:	\$485

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:	334
Number of active listings for rent:	25
Number of active listings for sale:	26
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

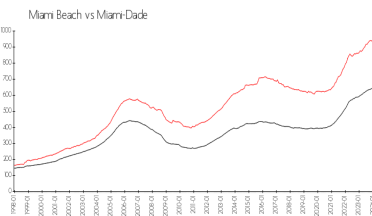
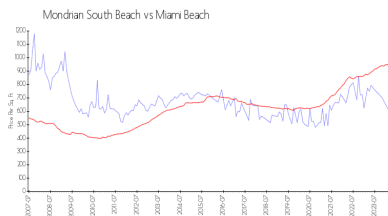
Building Association Information

Mondrian South Beach
305 514 1800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	809 sq ft	Apr 2024	\$515,000	\$637
509	676 sq ft	Nov 2023	\$360,000	\$533
412	493 sq ft	Aug 2023	\$380,000	\$771
507	508 sq ft	Aug 2023	\$270,000	\$531
406	477 sq ft	Aug 2023	\$270,000	\$566
725	485 sq ft	Aug 2023	\$270,000	\$557
503	466 sq ft	Aug 2023	\$270,000	\$579
518	530 sq ft	Aug 2023	\$270,000	\$509

Market Information



Mondrian South Beach:	\$577/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Mondrian South Beach	8%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Mondrian South Beach	303 days
Miami Beach	97 days
Miami-Dade	81 days