

# Unit 807 - Mondrian South Beach

807 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11504330
Status:	Active
Size:	508 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	None, Valet Parking
View:	
List Price:	\$270,000
List PPSF:	\$531
Valuated Price:	\$229,000
Valuated PPSF:	\$451

*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

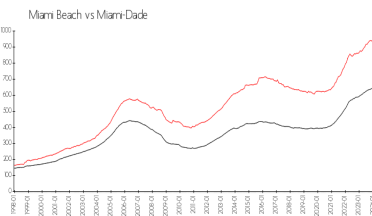
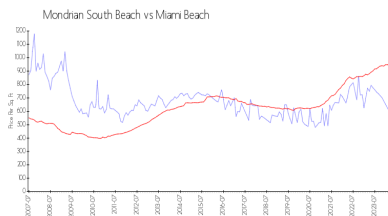
## Building Association Information

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:	\$694/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