

# Unit B-614 - Monte Carlo (A-B-C&D)

B-614 - 482 NW 165 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

MLS Number: A11515581  
 Status: Active  
 Size: 826 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$170,000  
 List PPSF: \$206  
 Valuated Price: \$145,000  
 Valuated PPSF: \$176

*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: 35  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

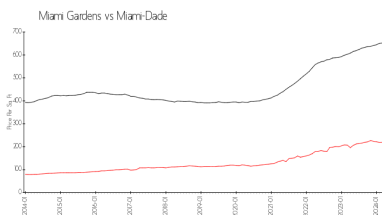
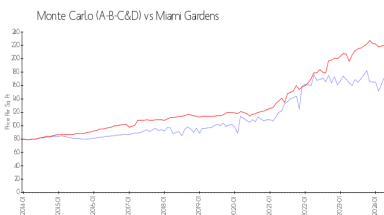
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A201	1,036 sq ft	Apr 2024	\$175,000	\$169
B-102	1,036 sq ft	Mar 2024	\$145,000	\$140
314	826 sq ft	Mar 2024	\$148,000	\$179
B-303	826 sq ft	Mar 2024	\$133,000	\$161
116	1,036 sq ft	Feb 2024	\$142,000	\$137
409	1,175 sq ft	Feb 2024	\$150,000	\$128
A-304	826 sq ft	Feb 2024	\$150,000	\$182

## Market Information



Monte Carlo (A-B-C&D): \$172/sq. ft.  
 Miami Gardens: \$220/sq. ft.  
 Miami Gardens: \$220/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Monte Carlo (A-B-C&D) 10%



Miami Gardens	4%
Miami-Dade	3%

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

Monte Carlo (A-B-C&D)	58 days
Miami Gardens	62 days
Miami-Dade	81 days