

# Unit 409 - Mondrian South Beach

409 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11517598  
 Status: Active  
 Size: 676 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$499,000  
 List PPSF: \$738  
 Valuated Price: \$293,000  
 Valuated PPSF: \$433

*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

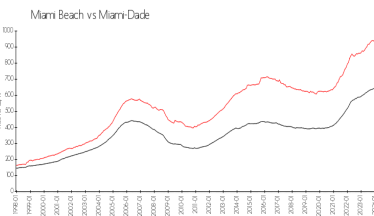
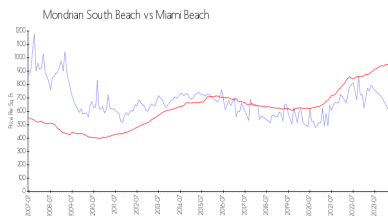
## Building Association Information

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
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
507	508 sq ft	Aug 2023	\$270,000	\$531
406	477 sq ft	Aug 2023	\$270,000	\$566

## 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