

# Unit 136 - New World Condo Apts II

136 - 301 NW 177 St, Miami Gardens, FL, Miami-Dade 33169

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11550601              |
| Status:         | Active                 |
| Size:           | 730 Sq ft.             |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           |                        |
| List Price:     | \$200,000              |
| List PPSF:      | \$274                  |
| Valuated Price: | \$173,000              |
| Valuated PPSF:  | \$237                  |

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:                         | 84 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 2% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

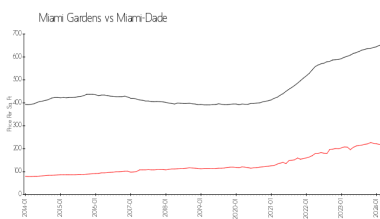
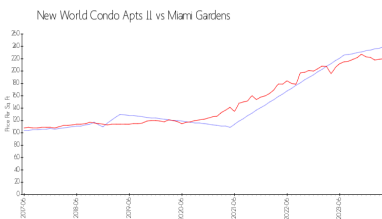
## Building Association Information

New World Condominium III  
 Address: 271 NW 177th St,  
 Miami, FL 33169  
 Phone: +1 305-999-9700

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 202    | 730 sq ft | Mar 2024     | \$163,000  | \$223 |
| 123    | 620 sq ft | Jul 2023     | \$165,000  | \$266 |
| 212    | 730 sq ft | Jul 2023     | \$135,000  | \$185 |

## Market Information



|                          |               |                |               |
|--------------------------|---------------|----------------|---------------|
| New World Condo Apts II: | \$239/sq. ft. | Miami Gardens: | \$220/sq. ft. |
| Miami Gardens:           | \$220/sq. ft. | Miami-Dade:    | \$694/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| New World Condo Apts II | 2% |
| Miami Gardens           | 4% |
| Miami-Dade              | 3% |

## Avg. Time to Close Over Last 12 Months



Built in 1969 - 84 units - 2 floors

|                         |         |
|-------------------------|---------|
| New World Condo Apts II | 40 days |
| Miami Gardens           | 62 days |
| Miami-Dade              | 81 days |