

Unit 906 - Mondrian South Beach

906 - 1100 West Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11571505
 Status: Active
 Size: 477 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$429,000
 List PPSF: \$899
 Valuated Price: \$310,000
 Valuated PPSF: \$650

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: 30
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

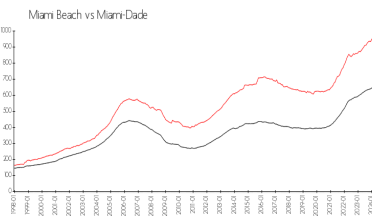
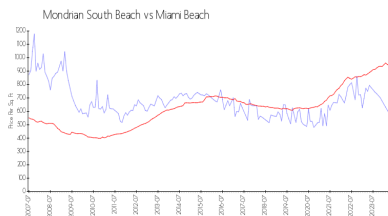
Building Association Information

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: | \$559/sq. ft. | Miami Beach: | \$968/sq. ft. |
| Miami Beach: | \$968/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

Mondrian South Beach 9%
 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 |