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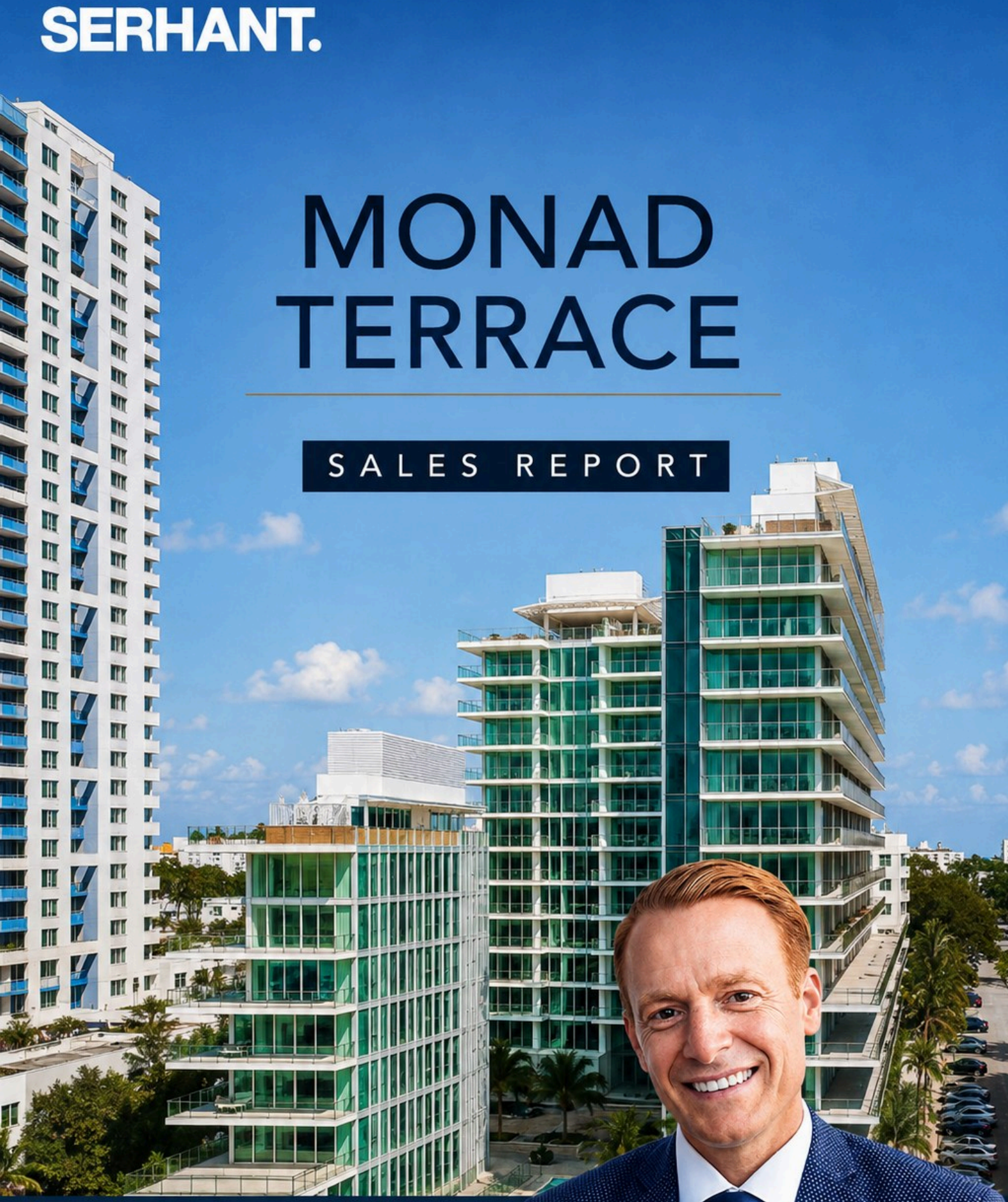
MONAD TERRACE

SALES REPORT



Monad Terrace –
1300 Monad Terrace,
Miami Beach, FL 33139

SALES PERFORMANCE ANALYSIS
FOR MONAD TERRACE

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

MONAD TERRACE _ AVAILABILITY REPORT 11/3/2026			
	#units	**AVERAGE $ / SQ.FT.**	
2 BEDS	1	$2,150	**33%**
3 BEDS	2	$2,273	**67%**
Available	**3**		**100%**
Total Units	60	**5.0%**	
ALL INVENTORY		**$2,232** AVERAGE $ / SQ.FT.	

PRICING

	FROM	TO
2 Beds	$4,299,000	$4,299,000
3 Beds	$4,125,000	$7,250,000

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
3E	2	2.5	2,000	$2,150	157	**$4,299,000**
AVERAGE				**$2,150**	**157**	

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3 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
3D	3	3.5	2,269	$1,818	62	**$4,125,000**
2F	3	3.5	2,658	$2,728	19	**$7,250,000**
AVERAGE				**$2,273**	**41**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
11C	2	1,910	$3,500,000	**$3,299,000**	94.3%	05/07/2026

3 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
1A	3	3,107	$7,200,000	**$6,950,000**	96.5%	05/28/2026
3F	3	2,658	$6,850,000	**$6,075,000**	88.7%	06/03/2026
3B	3	2,691	$3,795,000	**$3,525,000**	92.9%	06/30/2026

5 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
E	5	4,306	$14,150,000	**$12,000,000**	84.8%	08/17/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

August 25th 2026 ($1,893)

September 30th 2026 ($1,874)

October 31st 2026 ($2,232)

November 3rd, 2026 ($2,232)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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