

Unit 3398 NE 9th Dr # 102 - Monterey at Malibu Bay

3398 NE 9th Dr # 102 - 920-990 NE 33 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A10589419 |
| Status: | X-Active |
| Size: | 920 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | \$395,000 |
| List PPSF: | \$429 |
| Valuated Price: | \$211,000 |
| Valuated PPSF: | \$229 |

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

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|--|-----|
| Number of units: | 240 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

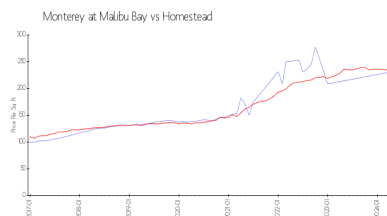
Building Association Information

Monterey at Malibu Bay
Address: 920 NE 33rd Terrace,
Homestead, FL 33033

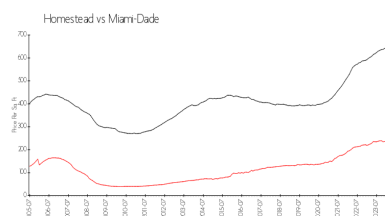
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 104 | 1,196 sq ft | Feb 2024 | \$280,000 | \$234 |
| 104 | 1,196 sq ft | Feb 2024 | \$290,000 | \$242 |
| 201 | 1,176 sq ft | Oct 2023 | \$265,000 | \$225 |
| 201 | 1,176 sq ft | Sep 2023 | \$280,000 | \$238 |
| 102 | 920 sq ft | Sep 2023 | \$210,000 | \$228 |

Market Information



Monterey at Malibu Bay: \$231/sq. ft.
Homestead: \$235/sq. ft.



Homestead: \$235/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

| | |
|------------------------|----|
| Monterey at Malibu Bay | 1% |
| Homestead | 2% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Monterey at Malibu Bay | 39 days |
| Homestead | 44 days |
| Miami-Dade | 81 days |