

# Unit 161 SE 34th Ter - Fresno at the Vineyards

161 SE 34th Ter - 85-185 SE 34 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11530054
Status:	Active
Size:	1,408 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Other Parking
View:	
List Price:	\$419,000
List PPSF:	\$298
Valuated Price:	\$342,000
Valuated PPSF:	\$243

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.

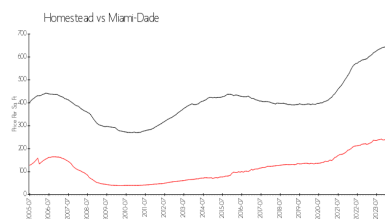
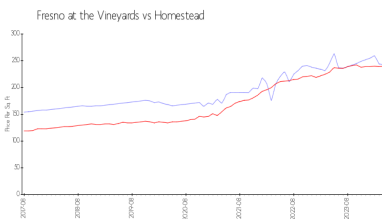
## Building Information

Number of units:	188
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3349	1,565 sq ft	Apr 2024	\$380,000	\$243
3345	1,642 sq ft	Mar 2024	\$399,995	\$244
	1,565 sq ft	Jan 2024	\$385,000	\$246
	1,565 sq ft	Jan 2024	\$398,500	\$255
	1,705 sq ft	Oct 2023	\$417,500	\$245

## Market Information



Fresno at the Vineyards:	\$243/sq. ft.	Homestead:	\$240/sq. ft.
Homestead:	\$240/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Fresno at the Vineyards	4%
Homestead	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Fresno at the Vineyards	57 days
Homestead	45 days
Miami-Dade	81 days

