

# Unit 1485 NE 33rd Rd # 107-1 - Villas at Carmel

1485 NE 33rd Rd # 107-1 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11532908  
 Status: Active Under Contract  
 Size: 1,062 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking  
 View:  
 List Price: \$329,000  
 List PPSF: \$310  
 Valuated Price: \$268,000  
 Valuated PPSF: \$252

*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.*

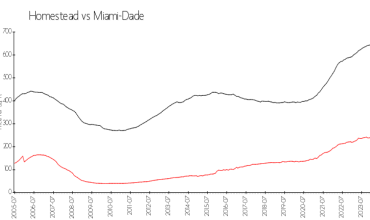
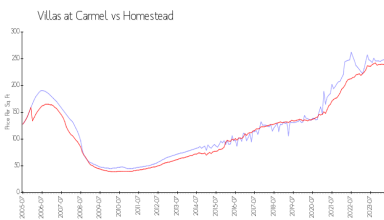
## Building Information

Number of units: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109-11	1,379 sq ft	Apr 2024	\$310,000	\$225
109-16	1,379 sq ft	Apr 2024	\$325,000	\$236
103-22	1,234 sq ft	Apr 2024	\$325,000	\$263
110	1,062 sq ft	Mar 2024	\$282,000	\$266
101-12	1,062 sq ft	Jan 2024	\$280,000	\$264
108-20	1,234 sq ft	Jan 2024	\$316,000	\$256
103-18	1,234 sq ft	Jan 2024	\$297,000	\$241

## Market Information



Villas at Carmel: \$249/sq. ft.  
 Homestead: \$240/sq. ft.  
 Homestead: \$240/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Villas at Carmel: 2%  
 Homestead: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Villas at Carmel: 50 days  
 Homestead: 45 days



