

Unit 3370 NE 14th Dr # 106-29 - Villas at Carmel

3370 NE 14th Dr # 106-29 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11538006 |
| Status: | Active |
| Size: | 1,169 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking |
| View: | |
| List Price: | \$300,000 |
| List PPSF: | \$257 |
| Valuated Price: | \$293,000 |
| Valuated PPSF: | \$251 |

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.

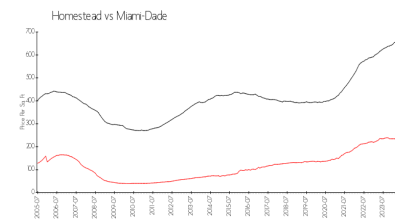
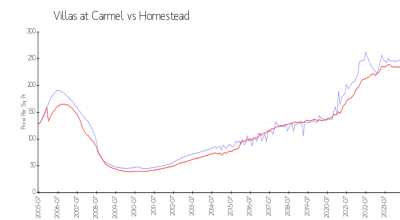
Building Information

| | |
|------------------------------------------|-----|
| Number of units: | 384 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 14 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 5 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 111-10 | 1,169 sq ft | Jun 2024 | \$299,000 | \$256 |
| 109-27 | 1,379 sq ft | Jun 2024 | \$320,000 | \$232 |
| 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 |

Market Information



| | | | |
|-------------------|---------------|-------------|---------------|
| Villas at Carmel: | \$247/sq. ft. | Homestead: | \$234/sq. ft. |
| Homestead: | \$234/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Villas at Carmel | 4% |
| Homestead | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Villas at Carmel | 52 days |
| Homestead | 45 days |
| Miami-Dade | 82 days |

