

# Unit 1575 NE 33rd Ave # 201-9 - Villas at Carmel

1575 NE 33rd Ave # 201-9 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11538074  
 Status: Active  
 Size: 1,062 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$290,000  
 List PPSF: \$273  
 Valuated Price: \$274,000  
 Valuated PPSF: \$258

*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.*

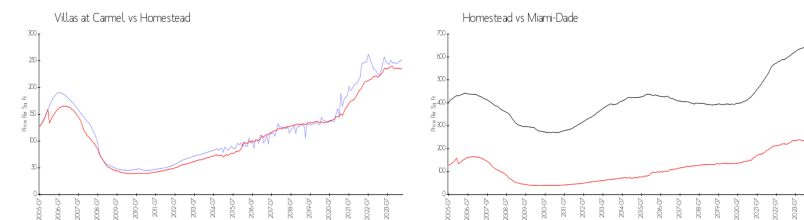
## Building Information

Number of units: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 24  
 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:	\$252/sq. ft.	Homestead:	\$235/sq. ft.
Homestead:	\$235/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Villas at Carmel	51 days
Homestead	44 days



