

Unit 307-4 - International Park II (3&4)

307-4 - 11790 SW 18 St, Tamiami, FL, Miami-Dade 33175

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11542885 |
| Status: | Active |
| Size: | 898 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$310,000 |
| List PPSF: | \$345 |
| Valuated Price: | \$239,000 |
| Valuated PPSF: | \$266 |

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: | 305 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 12 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

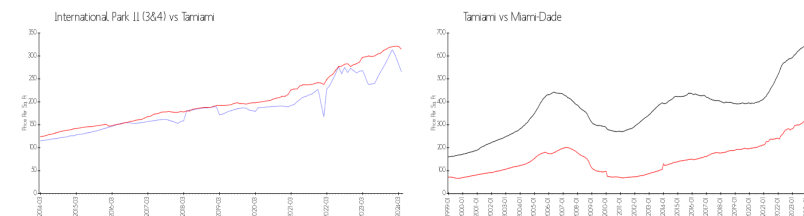
Building Association Information

International Park Condominium II Association, Inc
27553 South Dixie Highway
Homestead, FL 33032
Phone: (305) 441-0904

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 322-3 | 708 sq ft | Feb 2024 | \$220,000 | \$311 |
| 324-3 | 898 sq ft | Feb 2024 | \$269,000 | \$300 |
| 101-3 | 708 sq ft | Jan 2024 | \$225,000 | \$318 |
| 126-4 | 898 sq ft | Jan 2024 | \$265,000 | \$295 |
| 403-4 | 898 sq ft | Nov 2023 | \$200,000 | \$223 |

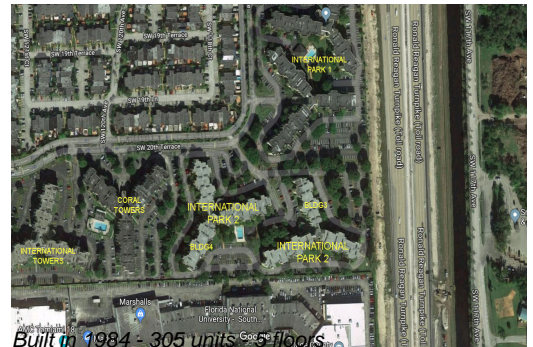
Market Information



| | | | |
|------------------------------|---------------|-------------|---------------|
| International Park II (3&4): | \$266/sq. ft. | Tamiami: | \$315/sq. ft. |
| Tamiami: | \$315/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-----------------------------|----|
| International Park II (3&4) | 2% |
| Tamiami | 2% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| International Park II (3&4) | 43 days |
| Tamiami | 32 days |
| Miami-Dade | 81 days |