

# Unit 3763 SE 2nd St - Chateau at the Vineyards

3763 SE 2nd St - 58-450 SE 37 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11543705
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$399,999
List PPSF:	\$242
Valuated Price:	\$388,000
Valuated PPSF:	\$235

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:	166
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

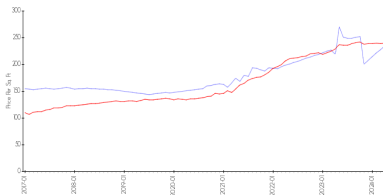
Chateau At The Vineyards  
 Homeowners Association, Inc.  
 Address: 12895 SW 132nd St,  
 Miami, FL 33186

## Recent Sales

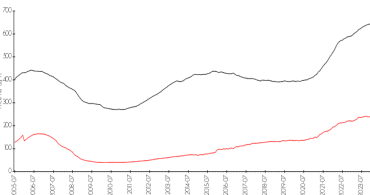
Unit #	Size	Closing Date	Sale Price	PPSF
	1,688 sq ft	Nov 2023	\$410,000	\$243
3761	1,566 sq ft	Oct 2023	\$405,000	\$259
N/A	1,566 sq ft	Oct 2023	\$385,000	\$246
	1,566 sq ft	Aug 2023	\$390,000	\$249
	1,650 sq ft	Jun 2023	\$390,000	\$236
3772	1,407 sq ft	Jun 2023	\$375,000	\$267

## Market Information

Chateau at the Vineyards vs Homestead



Homestead vs Miami-Dade



Chateau at the Vineyards:	\$235/sq. ft.	Homestead:	\$240/sq. ft.
Homestead:	\$240/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Chateau at the Vineyards 3%



Homestead	2%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Chateau at the Vineyards	19 days
Homestead	45 days
Miami-Dade	81 days