

# Unit 14170 SW 260th St # 101 - Cedar Wood Homes Condo

14170 SW 260th St # 101 - 14040 SW 260 St, Homestead, FL, Miami-Dade 33032

## Unit Information

MLS Number: A11550252  
 Status: Active  
 Size: 1,676 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Other Parking  
 View:  
 List Price: \$380,000  
 List PPSF: \$227  
 Valuated Price: \$373,000  
 Valuated PPSF: \$223

*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: 165  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

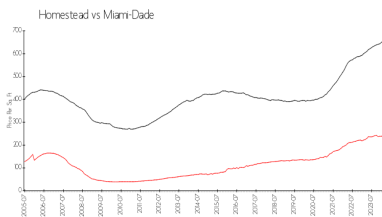
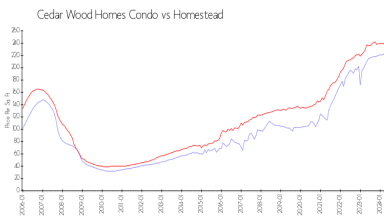
## Building Association Information

Cedar Woods Homes Condominium Association Inc  
 7100 SW 99th Avenue  
 Miami, FL 33173  
 Phone: (305) 598-4068

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,657 sq ft	Apr 2024	\$360,000	\$217
105	1,657 sq ft	Mar 2024	\$380,000	\$229
105	1,657 sq ft	Feb 2024	\$360,000	\$217
106	1,212 sq ft	Feb 2024	\$345,000	\$285
102	1,676 sq ft	Nov 2023	\$365,000	\$218
101	1,212 sq ft	Nov 2023	\$295,000	\$243

## Market Information



Cedar Wood Homes Condo:	\$223/sq. ft.	Homestead:	\$240/sq. ft.
Homestead:	\$240/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale



Cedar Wood Homes Condo	1%
Homestead	2%
Miami-Dade	3%

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

Cedar Wood Homes Condo	45 days
Homestead	45 days
Miami-Dade	81 days