

Unit 3325 SE 1st St - Fresno at the Vineyards

3325 SE 1st St - 85-185 SE 34 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11550838
Status:	Active
Size:	1,565 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$450,000
List PPSF:	\$288
Valuated Price:	\$380,000
Valuated PPSF:	\$243

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.

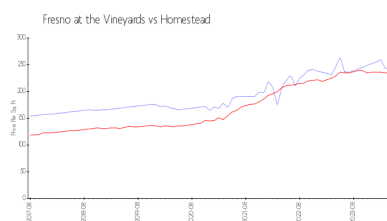
Building Information

Number of units:	188
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

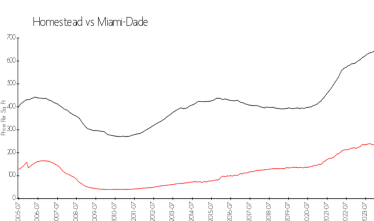
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3349	1,565 sq ft	Apr 2024	\$380,000	\$243
3345	1,642 sq ft	Mar 2024	\$399,995	\$244
	1,565 sq ft	Jan 2024	\$385,000	\$246
	1,565 sq ft	Jan 2024	\$398,500	\$255
	1,705 sq ft	Oct 2023	\$417,500	\$245

Market Information



Fresno at the Vineyards: \$243/sq. ft.
Homestead: \$235/sq. ft.



Homestead: \$235/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Fresno at the Vineyards	4%
Homestead	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Fresno at the Vineyards	47 days
Homestead	44 days
Miami-Dade	81 days

