

# Unit 3772 SE 2nd Dr - Chateau at the Vineyards

3772 SE 2nd Dr - 58-450 SE 37 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

|                 |                |
|-----------------|----------------|
| MLS Number:     | A11552401      |
| Status:         | Active         |
| Size:           | 1,407 Sq ft.   |
| Bedrooms:       | 3              |
| Full Bathrooms: | 2              |
| Half Bathrooms: | 1              |
| Parking Spaces: | Parking Garage |
| View:           |                |
| Rental Price:   | \$3,000        |
| List PPSF:      | \$2            |
| Valuated Price: | \$331,000      |
| 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

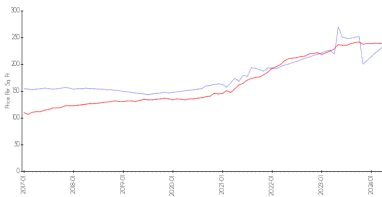
|  |     |
|--|-----|
| Number of units:                         | 166 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the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

## Building Association Information

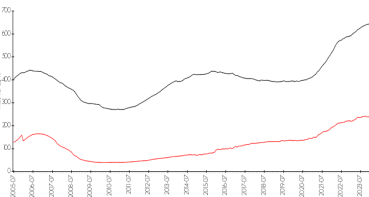
Chateau At The Vineyards  
 Homeowners Association, Inc.  
 Address: 12895 SW 132nd St,  
 Miami, FL 33186

## 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 |

