

# Unit 3335 NE 13 Circle Dr # 104-27 - Villas at Carmel

3335 NE 13 Circle Dr # 104-27 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11562945
Status:	Active
Size:	1,169 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$278
Valuated Price:	\$295,000
Valuated PPSF:	\$252

*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.*

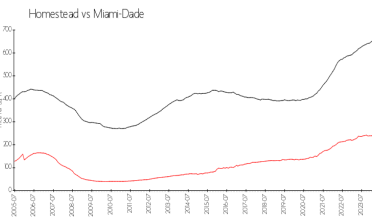
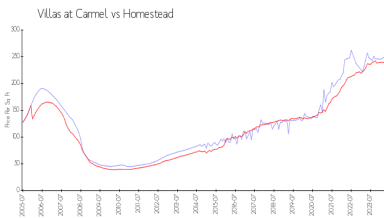
## Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109-11	1,379 sq ft	Apr 2024	\$310,000	\$225
109-16	1,379 sq ft	Apr 2024	\$325,000	\$236
103-22	1,234 sq ft	Apr 2024	\$325,000	\$263
110	1,062 sq ft	Mar 2024	\$282,000	\$266
101-12	1,062 sq ft	Jan 2024	\$280,000	\$264
108-20	1,234 sq ft	Jan 2024	\$316,000	\$256
103-18	1,234 sq ft	Jan 2024	\$297,000	\$241

## Market Information



Villas at Carmel:	\$249/sq. ft.	Homestead:	\$240/sq. ft.
Homestead:	\$240/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Villas at Carmel	2%
Homestead	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Villas at Carmel	50 days
Homestead	45 days



