

Unit 3761 SE 3rd Ct - Chateau at the Vineyards

3761 SE 3rd Ct - 58-450 SE 37 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11569865 |
| 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: | \$405,000 |
| List PPSF: | \$245 |
| 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

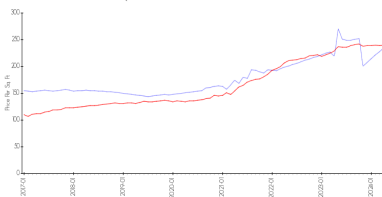
Chateau At The Vineyards
 Homeowners Association, Inc.
 Address: 12895 SW 132nd St,
 Miami, FL 33186

Recent Sales

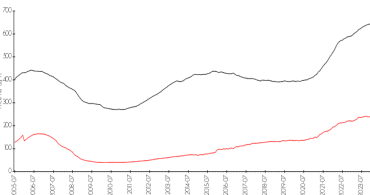
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| | 1,688 sq ft | Nov 2023 | \$410,000 | \$243 |
| 3761 | 1,566 sq ft | Oct 2023 | \$405,000 | \$259 |
| N/A | 1,566 sq ft | Oct 2023 | \$385,000 | \$246 |
| | 1,566 sq ft | Aug 2023 | \$390,000 | \$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 |