

# Unit 422 - Villa Catalina

422 - 1305 W 53 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number: A11585456  
 Status: Active  
 Size: 1,123 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$270,000  
 List PPSF: \$240  
 Valuated Price: \$248,000  
 Valuated PPSF: \$221

*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: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

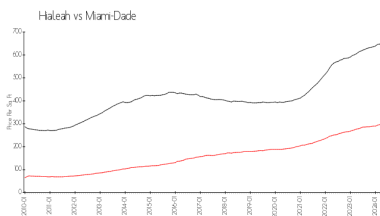
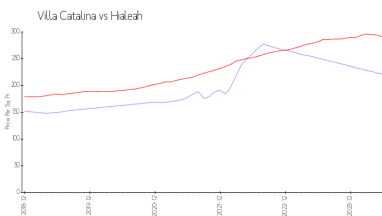
## Building Association Information

Villa Catalina  
 1305 W 53rd St,  
 Hialeah, FL 33012

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,123 sq ft	Jun 2024	\$248,000	\$221
424	1,123 sq ft	Jan 2024	\$235,000	\$209

## Market Information



Villa Catalina: \$221/sq. ft.  
 Hialeah: \$290/sq. ft.  
 Hialeah: \$290/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Villa Catalina 10%  
 Hialeah 1%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Villa Catalina 88 days  
 Hialeah 30 days

