

Unit 1490 NE 33rd Ave # 201-13 - Villas at Carmel

1490 NE 33rd Ave # 201-13 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11588890
Status:	Active
Size:	1,062 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$295,850
List PPSF:	\$279
Valuated Price:	\$255,000
Valuated PPSF:	\$240

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.

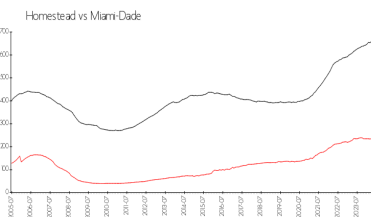
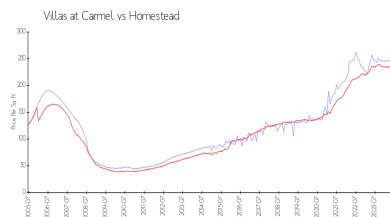
Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
111-10	1,169 sq ft	Jun 2024	\$299,000	\$256
109-27	1,379 sq ft	Jun 2024	\$320,000	\$232
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

Market Information



Villas at Carmel:	\$247/sq. ft.	Homestead:	\$234/sq. ft.
Homestead:	\$234/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Villas at Carmel	4%
Homestead	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Villas at Carmel	52 days
Homestead	45 days
Miami-Dade	82 days

