

# Unit 435 - Villa Catalina

435 - 1305 W 53 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number:	A11589782
Status:	Active
Size:	1,123 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$250,000
List PPSF:	\$223
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

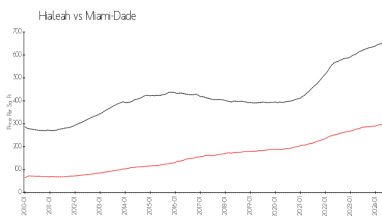
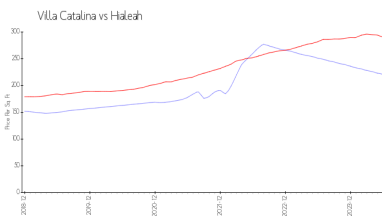
## Building Association Information

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

