

Unit 3370 NE 13 Circle Dr # 107-20 - Villas at Carmel

3370 NE 13 Circle Dr # 107-20 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11593161
Status:	Active Under Contract
Size:	1,069 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$260,000
List PPSF:	\$243
Valuated Price:	\$268,000
Valuated PPSF:	\$251

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.

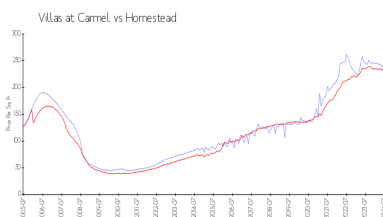
Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

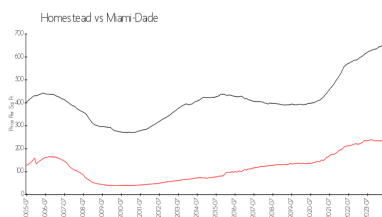
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107-4	1,062 sq ft	Sep 2024	\$260,000	\$245
107-1	1,062 sq ft	Sep 2024	\$277,777	\$262
207	1,062 sq ft	Aug 2024	\$287,000	\$270
104-11	1,169 sq ft	Jul 2024	\$285,000	\$244
107-29	1,069 sq ft	Jul 2024	\$268,000	\$251

Market Information



Villas at Carmel: \$248/sq. ft.
Homestead: \$232/sq. ft.



Homestead: \$232/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Villas at Carmel	59 days
Homestead	47 days
Miami-Dade	85 days

