

Unit 3370 NE 13 Circle Dr # 106-20 - Villas at Carmel

3370 NE 13 Circle Dr # 106-20 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11595549
Status:	Active
Size:	1,169 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$349,000
List PPSF:	\$299
Valuated Price:	\$294,000
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.

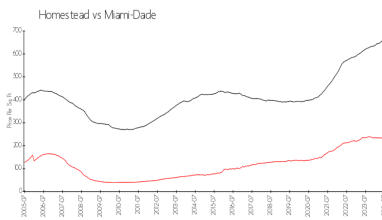
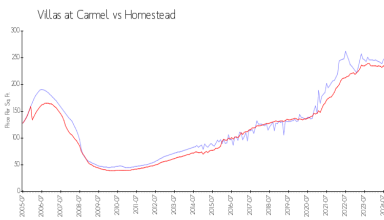
Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
210-27	1,062 sq ft	Jun 2024	\$265,000	\$250
106-18	1,069 sq ft	Jun 2024	\$250,000	\$234
111-10	1,169 sq ft	Jun 2024	\$299,000	\$256
109-27	1,379 sq ft	Jun 2024	\$320,000	\$232

Market Information



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

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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	58 days
Homestead	45 days
Miami-Dade	84 days

