

Unit 168 SE 34th Ave - Fresno at the Vineyards

168 SE 34th Ave - 85-185 SE 34 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11606517 |
| Status: | Active |
| Size: | 1,642 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View: | |
| List Price: | \$390,000 |
| List PPSF: | \$238 |
| Valuated Price: | \$410,000 |
| Valuated PPSF: | \$250 |

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.

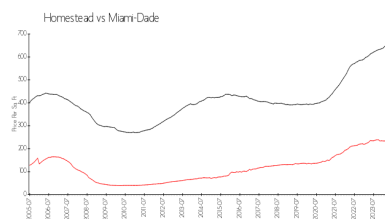
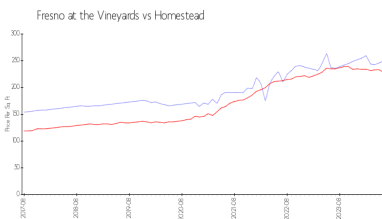
Building Information

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|--|-----|
| Number of units: | 188 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 4 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 101 | 1,565 sq ft | Jul 2024 | \$405,000 | \$259 |
| 177 | 1,642 sq ft | Jul 2024 | \$385,000 | \$234 |
| | 1,408 sq ft | Jul 2024 | \$350,000 | \$249 |
| | 1,642 sq ft | Jun 2024 | \$410,000 | \$250 |
| 3349 | 1,565 sq ft | Apr 2024 | \$380,000 | \$243 |

Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Fresno at the Vineyards: | \$250/sq. ft. | Homestead: | \$228/sq. ft. |
| Homestead: | \$228/sq. ft. | Miami-Dade: | \$704/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Fresno at the Vineyards | 5% |
| Homestead | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Fresno at the Vineyards | 57 days |
| Homestead | 48 days |
| Miami-Dade | 83 days |

