

Unit 1490 NE 33rd Ave # 103-13 - Villas at Carmel

1490 NE 33rd Ave # 103-13 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11614414
Status:	Active
Size:	1,234 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$300,000
List PPSF:	\$243
Valuated Price:	\$284,000
Valuated PPSF:	\$230

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.

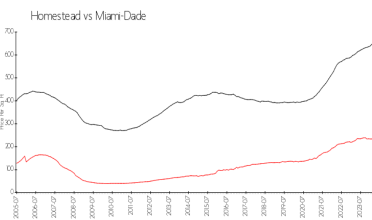
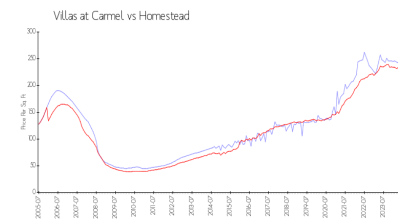
Building Information

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:	25
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$239/sq. ft.	Homestead:	\$228/sq. ft.
Homestead:	\$228/sq. ft.	Miami-Dade:	\$704/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	55 days
Homestead	48 days
Miami-Dade	83 days

