

# Unit 3332 NE 11th Dr - Ventura at Malibu Bay

3332 NE 11th Dr - 1170-1241 NE 32 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11615476  
 Status: Active  
 Size: 1,380 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$369,900  
 List PPSF: \$268  
 Valuated Price: \$367,000  
 Valuated PPSF: \$266

*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: 180  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

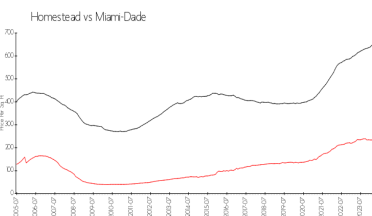
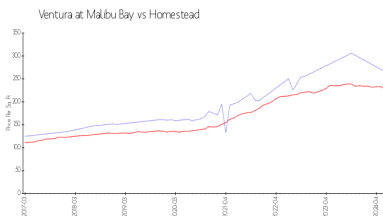
Malibu Bay Homeowner's Association  
 P.O. Box 7305 Romeoville, Illinois 60446, United States

Email: malibubayassoc@hotmail.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1230	1,380 sq ft	Mar 2024	\$390,000	\$283
	1,380 sq ft	Mar 2024	\$380,000	\$275
	1,380 sq ft	Jan 2024	\$364,000	\$264
	1,380 sq ft	Nov 2023	\$395,000	\$286
	1,820 sq ft	Oct 2023	\$380,000	\$209
3390	1,057 sq ft	Oct 2023	\$355,000	\$336

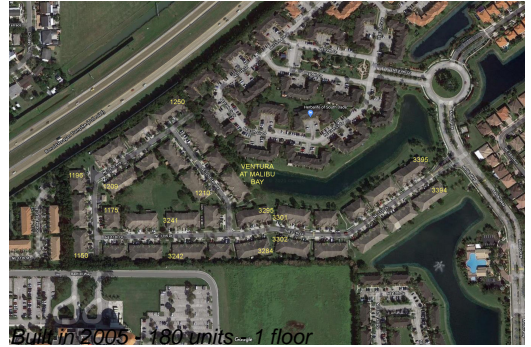
## Market Information



Ventura at Malibu Bay:	\$266/sq. ft.	Homestead:	\$228/sq. ft.
Homestead:	\$228/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Ventura at Malibu Bay: 3%  
 Homestead: 2%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Ventura at Malibu Bay	9 days
Homestead	48 days
Miami-Dade	83 days