

# Unit 18860 NW 57th Ave # 307 - Villa Rustica I

18860 NW 57th Ave # 307 - 18810 NW 57 Ave, Hialeah, FL, Miami-Dade 33015

## Unit Information

MLS Number:	A11619725
Status:	Active
Size:	1,106 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$288,900
List PPSF:	\$261
Valuated Price:	\$310,000
Valuated PPSF:	\$280

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:	220
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Building Association Information

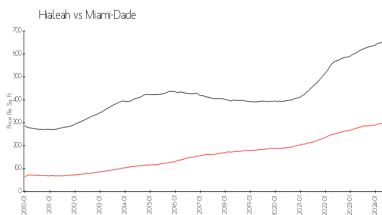
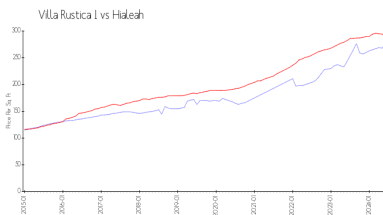
Villa Rustica I Condo  
 Address: 18802 NW 57th Ave,  
 Hialeah, FL 33015  
 Phone: +1 305-622-6702

<http://vrustica1.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,106 sq ft	Jul 2024	\$285,000	\$258
303	1,106 sq ft	Jun 2024	\$310,000	\$280
201	1,106 sq ft	May 2024	\$315,000	\$285
207	1,106 sq ft	Apr 2024	\$305,000	\$276
305	1,106 sq ft	Apr 2024	\$299,990	\$271
106	1,106 sq ft	Apr 2024	\$287,000	\$259

## Market Information



Villa Rustica I: \$277/sq. ft.  
 Hialeah: \$290/sq. ft.

Hialeah: \$290/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Villa Rustica I 5%



Hialeah	1%
Miami-Dade	3%

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

Villa Rustica I	17 days
Hialeah	30 days
Miami-Dade	83 days