

Unit 3768 SE 2nd St - Chateau at the Vineyards

3768 SE 2nd St - 58-450 SE 37 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11619872
Status:	Active
Size:	1,566 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Other Parking
View:	
List Price:	\$435,000
List PPSF:	\$278
Valuated Price:	\$380,000
Valuated PPSF:	\$243

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:	166
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

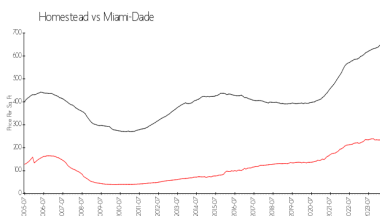
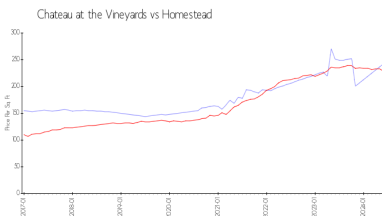
Building Association Information

Chateau At The Vineyards
Homeowners Association, Inc.
Address: 12895 SW 132nd St,
Miami, FL 33186

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,650 sq ft	Jun 2024	\$400,000	\$242
	1,650 sq ft	May 2024	\$400,000	\$242
	1,688 sq ft	Nov 2023	\$410,000	\$243
3761	1,566 sq ft	Oct 2023	\$405,000	\$259
N/A	1,566 sq ft	Oct 2023	\$385,000	\$246

Market Information



Chateau at the Vineyards:	\$243/sq. ft.	Homestead:	\$228/sq. ft.
Homestead:	\$228/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Chateau at the Vineyards	2%
Homestead	2%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Chateau at the Vineyards

24 days

Homestead

48 days

Miami-Dade

83 days