

# Unit 1225 NE 32nd Ave - Ventura at Malibu Bay

1225 NE 32nd Ave - 1170-1241 NE 32 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11621288
Status:	Active
Size:	1,380 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$379,900
List PPSF:	\$275
Valuated Price:	\$396,000
Valuated PPSF:	\$287

*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:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

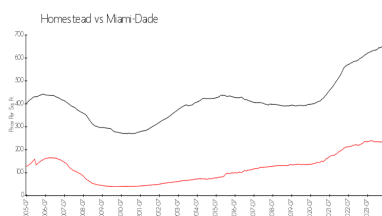
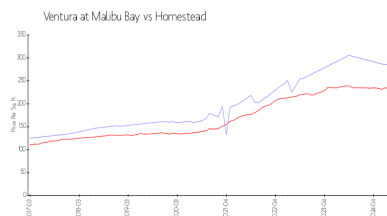
Malibu Bay Homeowner's Association  
P.O. Box 7305 Romeoville, Illinois 60446, United States

Email: malibubayassoc@hotmail.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,258 sq ft	Sep 2024	\$361,000	\$287
1210	1,380 sq ft	Aug 2024	\$370,000	\$268
3354	1,380 sq ft	Aug 2024	\$368,500	\$267
3322	1,380 sq ft	Aug 2024	\$450,000	\$326
1230	1,380 sq ft	Mar 2024	\$390,000	\$283
	1,380 sq ft	Mar 2024	\$380,000	\$275

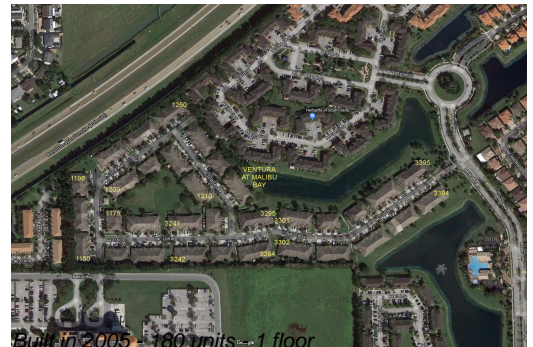
## Market Information



Ventura at Malibu Bay:	\$287/sq. ft.	Homestead:	\$232/sq. ft.
Homestead:	\$232/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Ventura at Malibu Bay	2%
Homestead	3%
Miami-Dade	4%



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

Ventura at Malibu Bay	13 days
Homestead	47 days
Miami-Dade	85 days