

# Unit 3729 NE 4th St - Baywinds of Ibiza

3729 NE 4th St - 339-396 NE 37 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | A11629973                        |
| Status:         | Active Under Contract            |
| Size:           | 1,628 Sq ft.                     |
| Bedrooms:       | 4                                |
| Full Bathrooms: | 3                                |
| Half Bathrooms: | 1                                |
| Parking Spaces: | 2 Or More Spaces,Covered Parking |
| View:           |                                  |
| List Price:     | \$410,000                        |
| List PPSF:      | \$252                            |
| Valuated Price: | \$383,000                        |
| Valuated PPSF:  | \$235                            |

*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.*

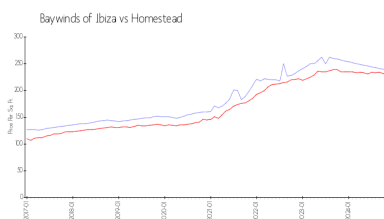
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 113 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

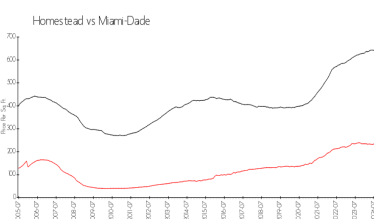
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 1,509 sq ft | Jan 2025     | \$390,000  | \$258 |
|        | 1,958 sq ft | May 2024     | \$410,000  | \$209 |
|        | 1,628 sq ft | May 2024     | \$405,000  | \$249 |
|        | 1,894 sq ft | Mar 2024     | \$373,500  | \$197 |

## Market Information



Baywinds of Ibiza: \$238/sq. ft.  
Homestead: \$228/sq. ft.



Homestead: \$228/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

|                   |     |
|-------------------|-----|
| Baywinds of Ibiza | 12% |
| Homestead         | 4%  |
| Miami-Dade        | 4%  |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Baywinds of Ibiza | 69 days |
| Homestead         | 55 days |
| Miami-Dade        | 89 days |

