

# Unit 1655 NE 33rd Rd # 108-4 - Villas at Carmel

1655 NE 33rd Rd # 108-4 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11630267  
 Status: Active  
 Size: 1,069 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking, Other Parking

View:  
 List Price: \$274,900  
 List PPSF: \$257  
 Valuated Price: \$271,000  
 Valuated PPSF: \$254

*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.*



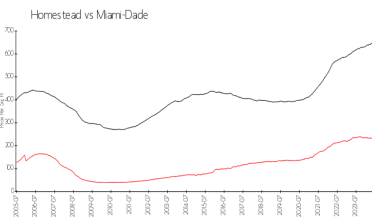
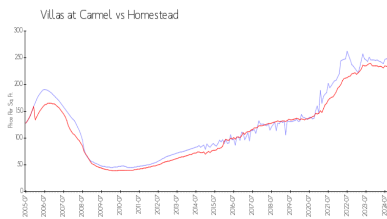
## Building Information

Number of units: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107-20	1,069 sq ft	Nov 2024	\$247,000	\$231
107-17	1,234 sq ft	Oct 2024	\$290,000	\$235
107-4	1,062 sq ft	Sep 2024	\$260,000	\$245
107-1	1,062 sq ft	Sep 2024	\$277,777	\$262
207	1,062 sq ft	Aug 2024	\$287,000	\$270

## Market Information



Villas at Carmel:	\$250/sq. ft.	Homestead:	\$232/sq. ft.
Homestead:	\$232/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Villas at Carmel: 3%  
 Homestead: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Villas at Carmel: 72 days  
 Homestead: 52 days  
 Miami-Dade: 87 days