

# Unit 13990 SW 260th St # 102 - Cedar Wood Homes Condo

13990 SW 260th St # 102 - 14040 SW 260 St, Homestead, FL, Miami-Dade 33032

## Unit Information

MLS Number: A11639372  
 Status: Active  
 Size: 1,657 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View:  
 List Price: \$360,000  
 List PPSF: \$217  
 Valuated Price: \$371,000  
 Valuated PPSF: \$224

*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: 165  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

Cedar Woods Homes Condominium Association Inc  
 7100 SW 99th Avenue  
 Miami, FL 33173  
 Phone: (305) 598-4068

## Recent Sales

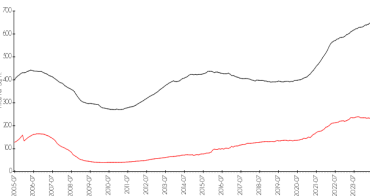
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,657 sq ft	Oct 2024	\$359,000	\$217
101	1,676 sq ft	Sep 2024	\$375,000	\$224
102	1,676 sq ft	May 2024	\$380,000	\$227
106	1,657 sq ft	Apr 2024	\$360,000	\$217
105	1,657 sq ft	Mar 2024	\$380,000	\$229

## Market Information

Cedar Wood Homes Condo vs Homestead



Homestead vs Miami-Dade



Cedar Wood Homes Condo: \$224/sq. ft.  
 Homestead: \$232/sq. ft.  
 Homestead: \$232/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Cedar Wood Homes Condo: 4%  
 Homestead: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Cedar Wood Homes Condo  
Homestead  
Miami-Dade

47 days  
50 days  
86 days