

# Unit 202 - Villa Catalina

202 - 1305 W 53 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number: A11654640  
 Status: Active  
 Size: 1,123 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces, Guest Parking  
 View: Garden View  
 Rental Price: \$2,150  
 List PPSF: \$2  
 Valuated Price: \$230,000  
 Valuated PPSF: \$205

*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.*

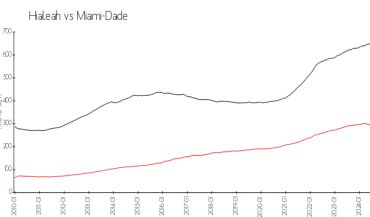
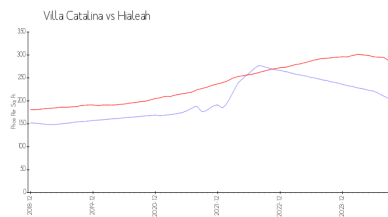
## Building Information

Number of units: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Villa Catalina  
 1305 W 53rd St,  
 Hialeah, FL 33012

## Market Information



Villa Catalina:	\$205/sq. ft.	Hialeah:	\$287/sq. ft.
Hialeah:	\$287/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Villa Catalina: 15%  
 Hialeah: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Villa Catalina: 71 days  
 Hialeah: 45 days  
 Miami-Dade: 86 days

