

# Unit 18850 NW 57th Ave # 203 - Villa Rustica I

18850 NW 57th Ave # 203 - 18810 NW 57 Ave, Hialeah, FL, Miami-Dade 33015

## Unit Information

MLS Number: A11655337  
 Status: Active  
 Size: 1,106 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$310,000  
 List PPSF: \$280  
 Valuated Price: \$279,000  
 Valuated PPSF: \$252

*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: 220  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

## Building Association Information

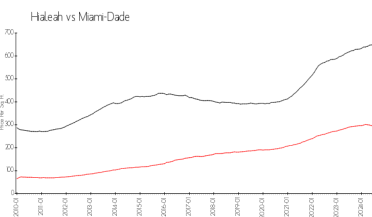
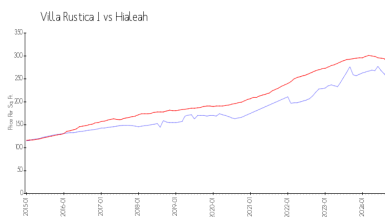
Villa Rustica I Condo  
 Address: 18802 NW 57th Ave,  
 Hialeah, FL 33015  
 Phone: +1 305-622-6702

<http://vrustica1.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,106 sq ft	Aug 2024	\$311,000	\$281
303	1,106 sq ft	Jul 2024	\$285,000	\$258
303	1,106 sq ft	Jun 2024	\$310,000	\$280
201	1,106 sq ft	May 2024	\$315,000	\$285
207	1,106 sq ft	Apr 2024	\$305,000	\$276
305	1,106 sq ft	Apr 2024	\$299,990	\$271
106	1,106 sq ft	Apr 2024	\$287,000	\$259

## Market Information



Villa Rustica I: \$252/sq. ft.  
 Hialeah: \$287/sq. ft.

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

## Inventory for Sale

Villa Rustica I: 6%  
 Hialeah: 1%  
 Miami-Dade: 4%



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

Villa Rustica I	25 days
Hialeah	45 days
Miami-Dade	86 days