

# Unit 106 - Villa Catalina

106 - 1305 W 53 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number: A11655818  
 Status: Active  
 Size: 1,038 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$235,000  
 List PPSF: \$226  
 Valuated Price: \$223,000  
 Valuated PPSF: \$215

*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: 8  
 Building inventory for sale: 13%  
 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: 0

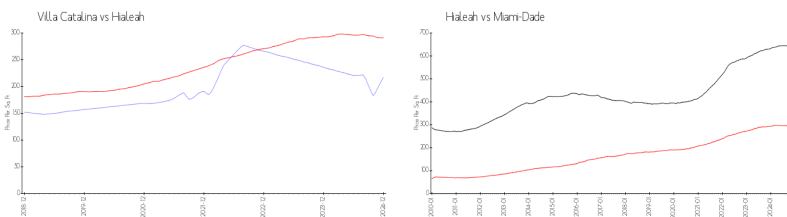
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,123 sq ft	Oct 2024	\$205,000	\$183
422	1,123 sq ft	Aug 2024	\$248,000	\$221
301	1,123 sq ft	Jun 2024	\$248,000	\$221

## Market Information



Villa Catalina:	\$215/sq. ft.	Hialeah:	\$291/sq. ft.
Hialeah:	\$291/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Villa Catalina: 13%  
 Hialeah: 1%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Villa Catalina: 76 days  
 Hialeah: 48 days  
 Miami-Dade: 90 days

