

# Unit 3206 SE 7th Ct - Martinique (at the Isles) at Oasis

3206 SE 7th Ct - 401-767 SE 32 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11656851  
 Status: Pending  
 Size: 1,432 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$350,000  
 List PPSF: \$244  
 Valuated Price: \$351,000  
 Valuated PPSF: \$245

*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: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

The Isles at Oasis  
 ?c/o Alton Madison Property Management  
 381 N Krome Avenue  
 Suite 205  
 ??Homestead, FL 33033

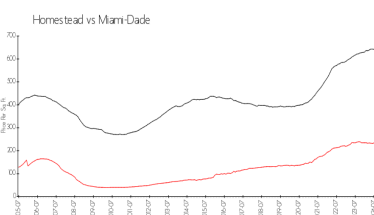
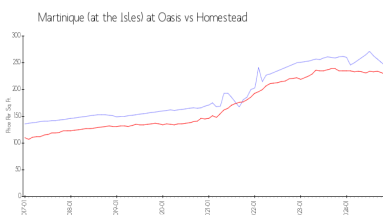
<http://www.theislesatoasis.com/>



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,573 sq ft	Jan 2025	\$369,000	\$235
3203	1,224 sq ft	Sep 2024	\$342,000	\$279
618	1,402 sq ft	Aug 2024	\$378,000	\$270
3228	1,402 sq ft	Aug 2024	\$360,000	\$257
	1,402 sq ft	Apr 2024	\$365,000	\$260
	1,402 sq ft	Apr 2024	\$350,000	\$250

## Market Information



Martinique (at the Isles) at Oasis:	\$245/sq. ft.	Homestead:	\$228/sq. ft.
Homestead:	\$228/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Martinique (at the Isles) at Oasis	3%
Homestead	4%
Miami-Dade	4%

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

Martinique (at the Isles) at Oasis	28 days
Homestead	55 days
Miami-Dade	89 days