

# Unit 3780 NE 3rd Ct - Baywinds of Ibiza

3780 NE 3rd Ct - 339-396 NE 37 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11662688  
 Status: Active  
 Size: 1,512 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Open Space Parking, Other Parking  
 View:  
 List Price: \$420,000  
 List PPSF: \$278  
 Valuated Price: \$370,000  
 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.*

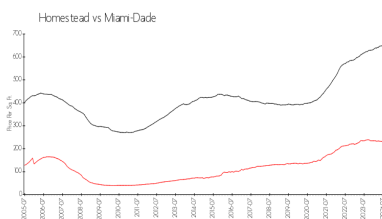
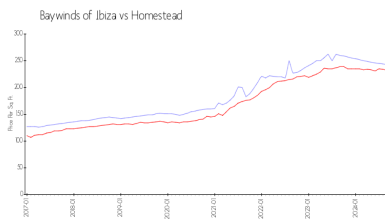
## Building Information

Number of units: 113  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,958 sq ft	May 2024	\$410,000	\$209
	1,628 sq ft	May 2024	\$405,000	\$249
	1,894 sq ft	Mar 2024	\$373,500	\$197
386	1,628 sq ft	Dec 2023	\$395,000	\$243

## Market Information



Baywinds of Ibiza:	\$243/sq. ft.	Homestead:	\$232/sq. ft.
Homestead:	\$232/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Baywinds of Ibiza: 10%  
 Homestead: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Baywinds of Ibiza: 47 days  
 Homestead: 50 days  
 Miami-Dade: 86 days

