

# Unit 410 - Villa Catalina

410 - 1305 W 53 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number:	A11681918
Status:	Active
Size:	810 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$209,000
List PPSF:	\$258
Valuated Price:	\$166,000
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

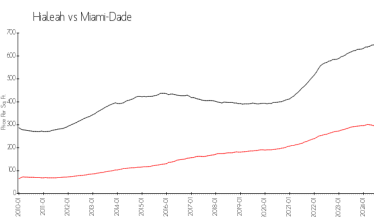
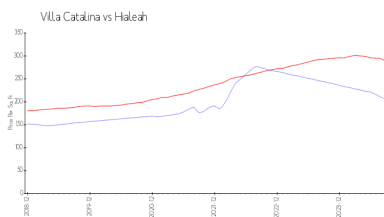
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,123 sq ft	Oct 2024	\$205,000	\$183
301	1,123 sq ft	Jun 2024	\$248,000	\$221
424	1,123 sq ft	Jan 2024	\$235,000	\$209

## Market Information



Villa Catalina: \$205/sq. ft.  
Hialeah: \$287/sq. ft.

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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	46 days
Miami-Dade	87 days

