

Unit 3220 NE 11th Dr - Ventura at Malibu Bay

3220 NE 11th Dr - 1170-1241 NE 32 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11694106
Status:	Active
Size:	1,258 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$345,000
List PPSF:	\$274
Valuated Price:	\$361,000
Valuated PPSF:	\$287

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:	180
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

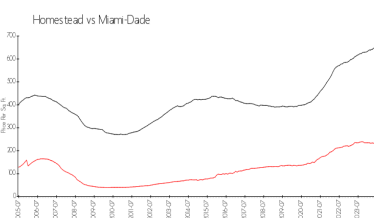
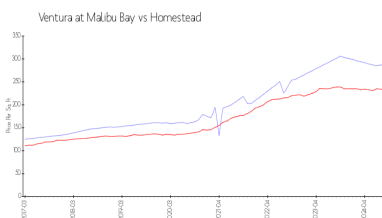
Malibu Bay Homeowner's Association
P.O. Box 7305 Romeoville, Illinois 60446, United States

Email: malibubayassoc@hotmail.com

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,380 sq ft	Oct 2024	\$368,500	\$267
	1,258 sq ft	Sep 2024	\$361,000	\$287
1210	1,380 sq ft	Aug 2024	\$370,000	\$268
3354	1,380 sq ft	Aug 2024	\$368,500	\$267
3322	1,380 sq ft	Aug 2024	\$450,000	\$326

Market Information



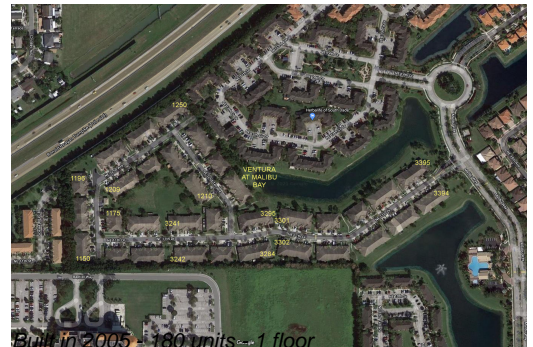
Ventura at Malibu Bay:	\$287/sq. ft.	Homestead:	\$232/sq. ft.
Homestead:	\$232/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Ventura at Malibu Bay	3%
Homestead	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ventura at Malibu Bay	22 days
-----------------------	---------



Homestead
Miami-Dade

52 days
87 days