

# Unit 164 SE 34th Ave - Fresno at the Vineyards

164 SE 34th Ave - 85-185 SE 34 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11696971  
 Status: Active  
 Size: 1,705 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Guest Parking  
 View:  
 List Price: \$404,999  
 List PPSF: \$238  
 Valuated Price: \$404,000  
 Valuated PPSF: \$237

*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.*

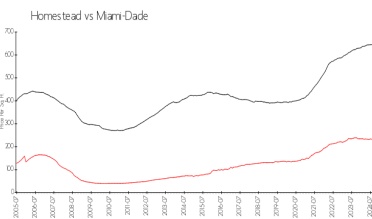
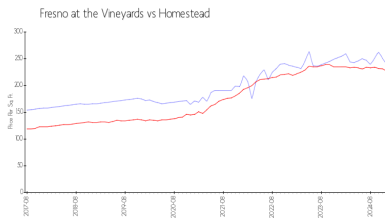
## Building Information

Number of units: 188  
 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: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3360	1,642 sq ft	Jan 2025	\$370,000	\$225
.	1,642 sq ft	Dec 2024	\$400,000	\$244
.	1,408 sq ft	Dec 2024	\$384,000	\$273
.	1,565 sq ft	Oct 2024	\$410,000	\$262
0	1,642 sq ft	Aug 2024	\$385,000	\$234

## Market Information



Fresno at the Vineyards:	\$237/sq. ft.	Homestead:	\$227/sq. ft.
Homestead:	\$227/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Fresno at the Vineyards: 3%  
 Homestead: 4%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Fresno at the Vineyards: 64 days  
 Homestead: 56 days  
 Miami-Dade: 90 days

