

Unit 940 NE 33rd Ter # 103 - Monterey at Malibu Bay

940 NE 33rd Ter # 103 - 920-990 NE 33 Ter, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number: A11755676
Status: Active
Size: 920 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space
View:
List Price: \$240,000
List PPSF: \$261
Valuated Price: \$205,000
Valuated PPSF: \$223

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: 12
Building inventory for sale: 5%
Number of sales over the last 12 months: 7
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 2

Building Association Information

Monterey at Malibu Bay
Address: 920 NE 33rd Terrace,
Homestead, FL 33033

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	910 sq ft	Dec 2025	\$230,000	\$253
204	1,176 sq ft	Oct 2025	\$260,000	\$221
104	1,196 sq ft	Jul 2025	\$253,000	\$212
202	910 sq ft	May 2025	\$236,430	\$260
203	910 sq ft	Apr 2025	\$243,000	\$267

Market Information



Monterey at Malibu Bay:	\$224/sq. ft.	Homestead:	\$208/sq. ft.
Homestead:	\$208/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Monterey at Malibu Bay	5%
Homestead	4%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Monterey at Malibu Bay	47 days
Homestead	70 days
Miami-Dade	77 days