

# Unit 1239 NE 32nd Ter - Ventura at Malibu Bay

1239 NE 32nd Ter - 1170-1241 NE 32 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11837239  
Status: Active  
Size: 1,258 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 2 Or More Spaces  
View:  
List Price: \$330,000  
List PPSF: \$262  
Valuated Price: \$315,000  
Valuated PPSF: \$250

*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: 4  
Building inventory for sale: 2%  
Number of sales over the last 12 months: 6  
Number of sales over the last 6 months: 2  
Number of sales over the last 3 months: 0

## Building Association Information

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

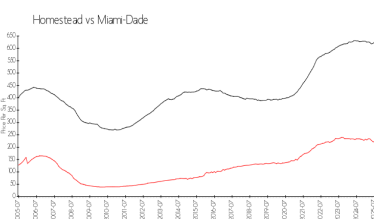
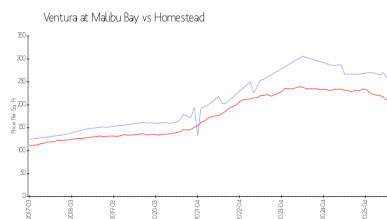
Email: malibubayassoc@hotmail.com

https://

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,057 sq ft	Aug 2025	\$319,000	\$302
	1,258 sq ft	Aug 2025	\$320,000	\$254
3229	1,380 sq ft	Jun 2025	\$373,000	\$270
1238	1,258 sq ft	Mar 2025	\$320,000	\$254
	1,380 sq ft	Mar 2025	\$375,000	\$272

## Market Information

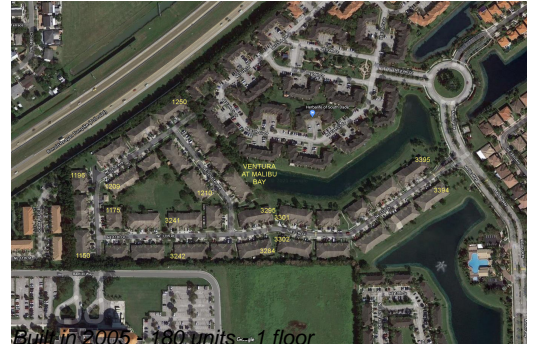


Ventura at Malibu Bay: \$251/sq. ft.  
Homestead: \$208/sq. ft.

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Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Ventura at Malibu Bay: 2%  
Homestead: 4%



Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

Ventura at Malibu Bay	35 days
Homestead	69 days
Miami-Dade	77 days