

# Unit 925 NE 34th Ave # 204 - Monterey at Malibu Bay

925 NE 34th Ave # 204 - 920-990 NE 33 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11856865    |
| Status:         | Active       |
| Size:           | 1,176 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 2 Spaces     |
| View:           | Lake         |
| Rental Price:   | \$2,200      |
| List PPSF:      | \$2          |
| Valuated Price: | \$265,000    |
| Valuated PPSF:  | \$225        |

*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

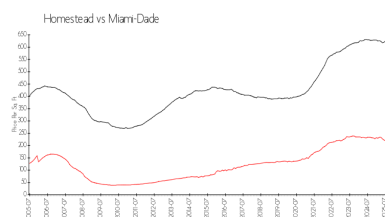
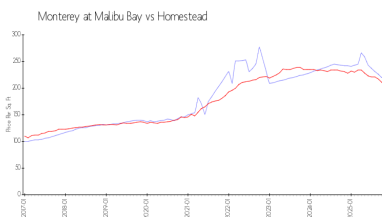
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 240 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 5%  |
| 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://>

## 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 |

