

# Unit 396 NE 37th Ter - Baywinds of Ibiza

396 NE 37th Ter - 339-396 NE 37 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11887720  
 Status: Active  
 Size: 1,683 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$392,000  
 List PPSF: \$233  
 Valuated Price: \$398,000  
 Valuated PPSF: \$236

*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.*

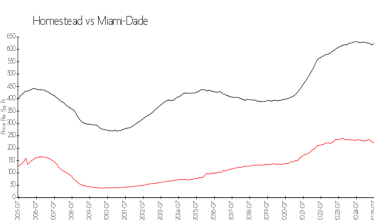
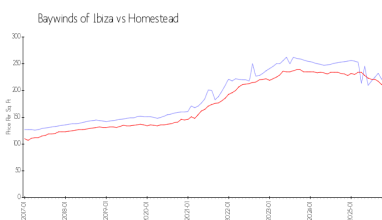
## Building Information

Number of units: 113  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,683 sq ft	Dec 2025	\$359,900	\$214
	1,509 sq ft	Nov 2025	\$354,000	\$235
3717	1,628 sq ft	Oct 2025	\$355,000	\$218
3756		Sep 2025	\$375,000	
388	1,509 sq ft	Jun 2025	\$319,000	\$211

## Market Information



Baywinds of Ibiza:	\$239/sq. ft.	Homestead:	\$208/sq. ft.
Homestead:	\$208/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Baywinds of Ibiza	4%
Homestead	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Baywinds of Ibiza	84 days
Homestead	69 days
Miami-Dade	77 days

