

Unit 3390 NE 13 Circle Dr # 103-19 - Villas at Carmel

3390 NE 13 Circle Dr # 103-19 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number:	A11893024
Status:	Active
Size:	1,234 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$335,000
List PPSF:	\$271
Valuated Price:	\$290,000
Valuated PPSF:	\$235

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.

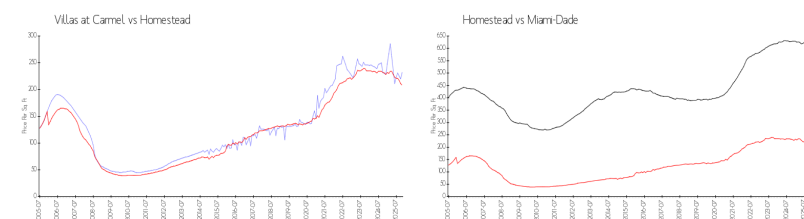
Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107-19	1,169 sq ft	Dec 2025	\$245,000	\$210
109-7	1,169 sq ft	Nov 2025	\$270,000	\$231
105-10	1,169 sq ft	Nov 2025	\$265,000	\$227
105-26	1,169 sq ft	Oct 2025	\$260,000	\$222
105-30	1,069 sq ft	Aug 2025	\$250,000	\$234

Market Information



Villas at Carmel:	\$232/sq. ft.	Homestead:	\$208/sq. ft.
Homestead:	\$208/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Villas at Carmel	5%
Homestead	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Villas at Carmel	73 days
Homestead	69 days
Miami-Dade	77 days

