

Unit 1398 NE 33rd Ave # 201-25 - Villas at Carmel

1398 NE 33rd Ave # 201-25 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

MLS Number: A11902748
 Status: Active
 Size: 1,062 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$280,000
 List PPSF: \$264
 Valuated Price: \$239,000
 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.

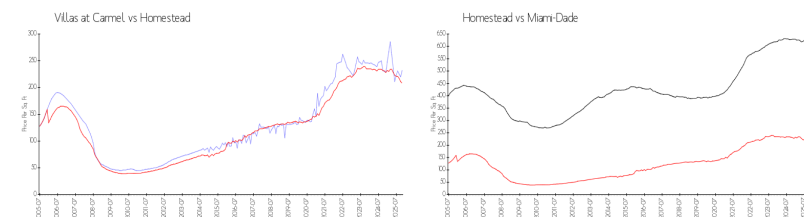
Building Information

Number of units: 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

