

# Unit 3360 NE 14th Dr # 210-30 - Villas at Carmel

3360 NE 14th Dr # 210-30 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

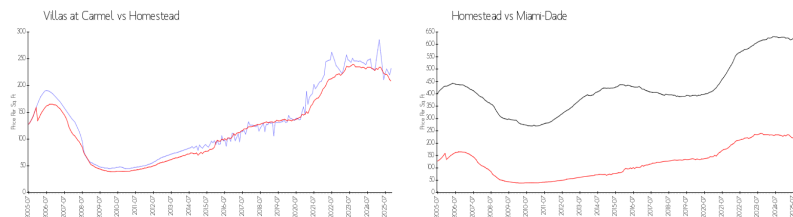
|                 |               |
|-----------------|---------------|
| MLS Number:     | A11928010     |
| Status:         | Active        |
| Size:           | 1,062 Sq ft.  |
| Bedrooms:       | 3             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Guest Parking |
| View:           | Garden View   |
| Rental Price:   | \$2,100       |
| List PPSF:      | \$2           |
| Valuated Price: | \$252,000     |
| Valuated PPSF:  | \$237         |

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   |

## 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 | 71 days |
| Homestead        | 70 days |
| Miami-Dade       | 77 days |

