

Unit 1904 - Vista Alegre Townhomes Villas

1904 - 13404-13446 SW 153 Ter, The Crossings, FL, Miami-Dade 3317

Unit Information

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|-----------------|--------------------------------|
| MLS Number: | A11335275 |
| Status: | Active |
| Size: | 1,700 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View: | |
| List Price: | \$495,000 |
| List PPSF: | \$291 |
| Valuated Price: | \$461,000 |
| Valuated PPSF: | \$271 |

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

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|--|-----|
| Number of units: | 276 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

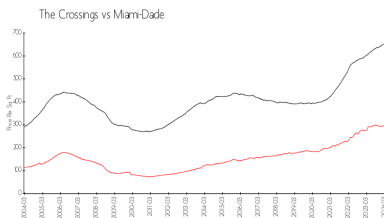
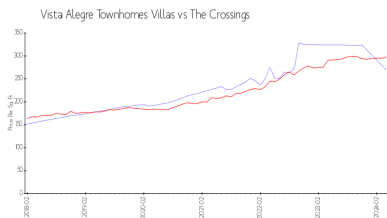
Building Association Information

Vista Alegre Condominium
 Address: 677 SW 9th Ave,
 Miami, FL 33130
 Phone: (305) 856-9423

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 310 | 1,510 sq ft | Apr 2024 | \$380,000 | \$252 |
| 2704 | 900 sq ft | Mar 2024 | \$315,000 | \$350 |
| 509 | 900 sq ft | Nov 2023 | \$305,340 | \$339 |
| 912 | 1,130 sq ft | Nov 2023 | \$348,000 | \$308 |
| 306 | 1,510 sq ft | Oct 2023 | \$355,000 | \$235 |

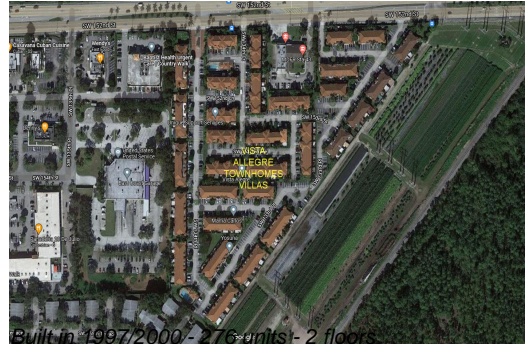
Market Information



| | | | |
|-------------------|---------------|----------------|---------------|
| Vista Alegre | \$270/sq. ft. | The Crossings: | \$298/sq. ft. |
| Townhomes Villas: | | Miami-Dade: | \$694/sq. ft. |
| The Crossings: | \$298/sq. ft. | | |

Inventory for Sale

| | |
|-------------------------------|----|
| Vista Alegre Townhomes Villas | 0% |
| The Crossings | 1% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|---------|
| Vista Alegre Townhomes Villas | 51 days |
| The Crossings | 39 days |
| Miami-Dade | 81 days |