

# Unit 1225 NE 32nd Ave - Ventura at Malibu Bay

1225 NE 32nd Ave - 1170-1241 NE 32 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11505391
Status:	Active
Size:	1,380 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$390,000
List PPSF:	\$283
Valuated Price:	\$375,000
Valuated PPSF:	\$272

*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:	180
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

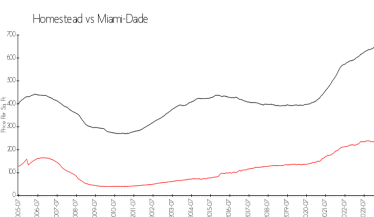
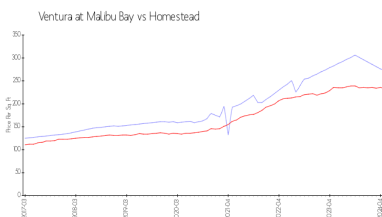
Malibu Bay Homeowner's Association  
P.O. Box 7305 Romeoville, Illinois 60446, United States

Email: malibubayassoc@hotmail.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1230	1,380 sq ft	Mar 2024	\$390,000	\$283
	1,380 sq ft	Mar 2024	\$380,000	\$275
	1,380 sq ft	Jan 2024	\$364,000	\$264
	1,380 sq ft	Nov 2023	\$395,000	\$286
	1,820 sq ft	Oct 2023	\$380,000	\$209
3390	1,057 sq ft	Oct 2023	\$355,000	\$336

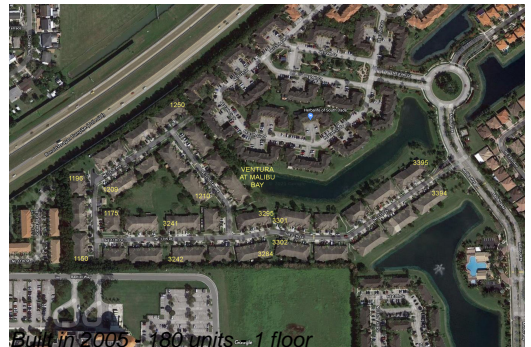
## Market Information



Ventura at Malibu Bay:	\$272/sq. ft.	Homestead:	\$233/sq. ft.
Homestead:	\$233/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Ventura at Malibu Bay	3%
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Homestead	2%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Ventura at Malibu Bay	9 days
Homestead	46 days
Miami-Dade	81 days