

# Unit 980 NE 33rd Ter # 202 - Monterey at Malibu Bay

980 NE 33rd Ter # 202 - 920-990 NE 33 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11537538                              |
| Status:         | Active                                 |
| Size:           | 910 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$239,000                              |
| List PPSF:      | \$263                                  |
| Valuated Price: | \$211,000                              |
| Valuated PPSF:  | \$232                                  |

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:                         | 240 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

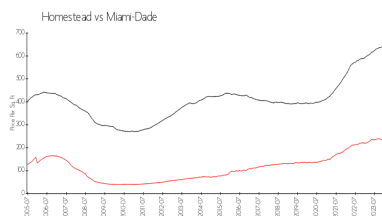
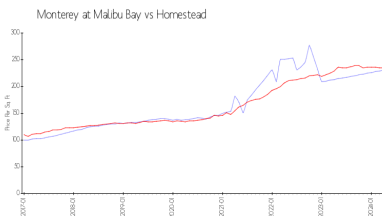
## Building Association Information

Monterey at Malibu Bay  
 Address: 920 NE 33rd Terrace,  
 Homestead, FL 33033

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 104    | 1,196 sq ft | Feb 2024     | \$280,000  | \$234 |
| 104    | 1,196 sq ft | Feb 2024     | \$290,000  | \$242 |
| 201    | 1,176 sq ft | Oct 2023     | \$265,000  | \$225 |
| 201    | 1,176 sq ft | Sep 2023     | \$280,000  | \$238 |
| 102    | 920 sq ft   | Sep 2023     | \$210,000  | \$228 |

## Market Information



|                         |               |             |               |
|-------------------------|---------------|-------------|---------------|
| Monterey at Malibu Bay: | \$231/sq. ft. | Homestead:  | \$235/sq. ft. |
| Homestead:              | \$235/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Monterey at Malibu Bay | 1% |
| Homestead              | 2% |
| Miami-Dade             | 3% |



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

|                        |         |
|------------------------|---------|
| Monterey at Malibu Bay | 39 days |
| Homestead              | 44 days |
| Miami-Dade             | 81 days |