

# Unit 307-4 - International Park II (3&4)

307-4 - 11790 SW 18 St, Tamiami, FL, Miami-Dade 33175

## Unit Information

MLS Number:	A11542885
Status:	Active
Size:	898 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$310,000
List PPSF:	\$345
Valuated Price:	\$251,000
Valuated PPSF:	\$280

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:	305
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

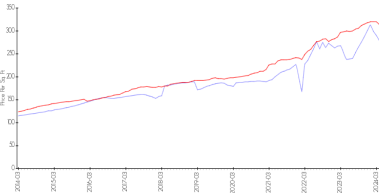
International Park Condominium II Association, Inc  
 27553 South Dixie Highway  
 Homestead, FL 33032  
 Phone: (305) 441-0904

## Recent Sales

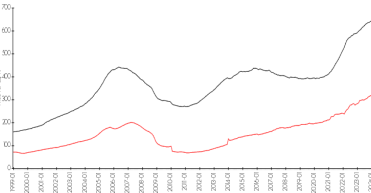
Unit #	Size	Closing Date	Sale Price	PPSF
322-3	708 sq ft	Feb 2024	\$220,000	\$311
324-3	898 sq ft	Feb 2024	\$269,000	\$300
501-3	708 sq ft	Feb 2024	\$185,000	\$261
101-3	708 sq ft	Jan 2024	\$225,000	\$318
126-4	898 sq ft	Jan 2024	\$265,000	\$295

## Market Information

International Park II (3&4) vs Tamiami



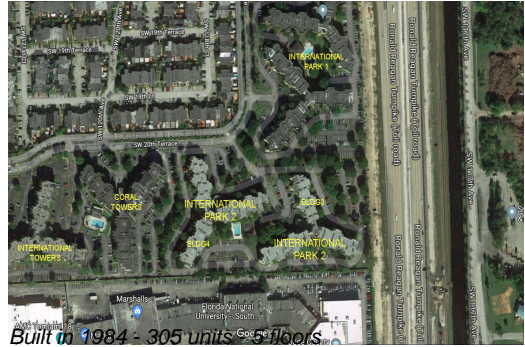
Tamiami vs Miami-Dade



International Park II (3&4):	\$279/sq. ft.	Tamiami:	\$314/sq. ft.
Tamiami:	\$314/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

International Park II (3&4)	2%
Tamiami	2%
Miami-Dade	3%



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

International Park II (3&4)	40 days
Tamiami	32 days
Miami-Dade	81 days