

# Unit 7754 W 34th Ln # 102 - el Prado XV

7754 W 34th Ln # 102 - 3502 W 80 St, Hialeah, FL, Miami-Dade 33018

## Unit Information

MLS Number: A11549148  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$370,000  
 List PPSF: \$374  
 Valuated Price: \$317,000  
 Valuated PPSF: \$320

*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: 290  
 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: 3  
 Number of sales over the last 3 months: 3

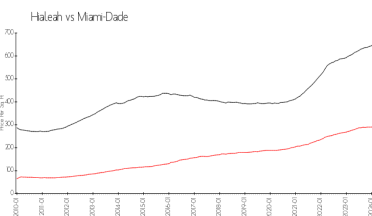
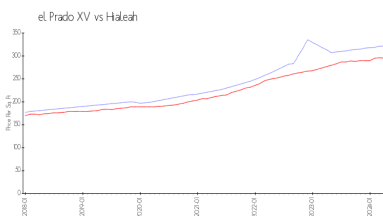
## Building Association Information

El Prado XV  
 7998 W 34 Ln,  
 Hialeah, FL 33018

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8-202	990 sq ft	May 2024	\$335,000	\$338
3-102	1,150 sq ft	Apr 2024	\$342,500	\$298
203-45	990 sq ft	Apr 2024	\$330,000	\$333
102-55	990 sq ft	Nov 2023	\$340,000	\$343
12-101	1,150 sq ft	May 2023	\$351,000	\$305

## Market Information



el Prado XV: \$322/sq. ft.  
 Hialeah: \$295/sq. ft.  
 Hialeah: \$295/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

el Prado XV 1%  
 Hialeah 1%  
 Miami-Dade 3%



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

el Prado XV	15 days
Hialeah	27 days
Miami-Dade	81 days