

# Unit 2932 SE 2nd Dr # 27 - Fiji

2932 SE 2nd Dr # 27 - 2819-3065 SE 1 Dr, Homestead, FL, Miami-Dade 33033

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11555328              |
| Status:         | Active                 |
| Size:           | 1,151 Sq ft.           |
| Bedrooms:       | 3                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           |                        |
| List Price:     | \$305,000              |
| List PPSF:      | \$265                  |
| Valuated Price: | \$281,000              |
| Valuated PPSF:  | \$244                  |

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.

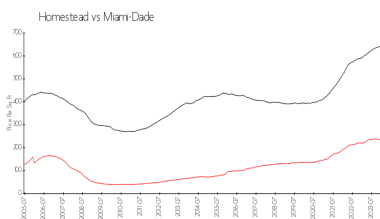
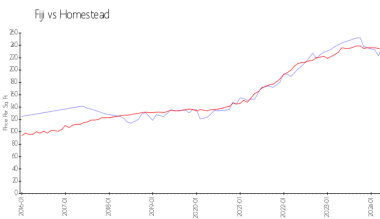
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 285 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 11     | 1,325 sq ft | Apr 2024     | \$320,000  | \$242 |
| 9      | 1,523 sq ft | Mar 2024     | \$303,000  | \$199 |
| 4      | 1,290 sq ft | Feb 2024     | \$299,500  | \$232 |
| 2      | 1,365 sq ft | Nov 2023     | \$325,000  | \$238 |
| 4      | 1,365 sq ft | Oct 2023     | \$325,000  | \$238 |
| 7      | 1,151 sq ft | Oct 2023     | \$285,000  | \$248 |
| 21     | 1,151 sq ft | Oct 2023     | \$310,000  | \$269 |

## Market Information



|            |               |             |               |
|------------|---------------|-------------|---------------|
| Fiji:      | \$242/sq. ft. | Homestead:  | \$235/sq. ft. |
| Homestead: | \$235/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Fiji       | 4% |
| Homestead  | 2% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Fiji       | 57 days |
| Homestead  | 44 days |
| Miami-Dade | 81 days |

