

# Unit 407-3 - International Park II (3&4)

407-3 - 11790 SW 18 St, Tamiami, FL, Miami-Dade 33175

## Unit Information

MLS Number: A11536434  
 Status: Pending  
 Size: 898 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$270,000  
 List PPSF: \$301  
 Valuated Price: \$253,000  
 Valuated PPSF: \$282

*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

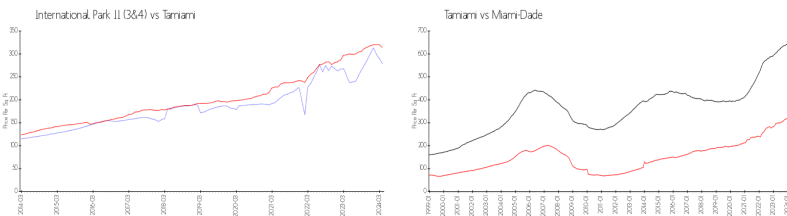
## Building Association Information

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 |

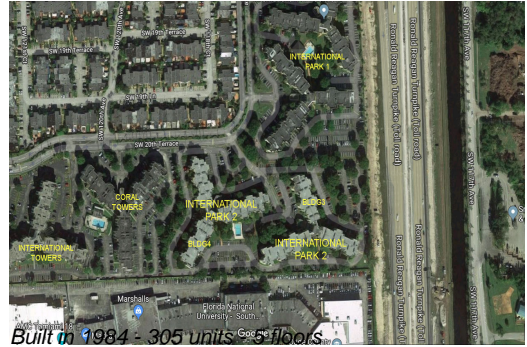
## Market Information



|                              |               |             |               |
|------------------------------|---------------|-------------|---------------|
| International Park II (3&4): | \$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 |