

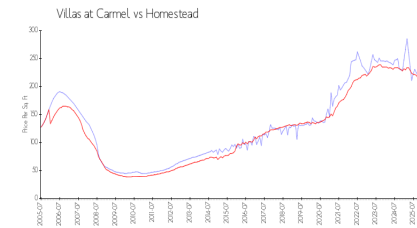
Villas at Carmel

1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

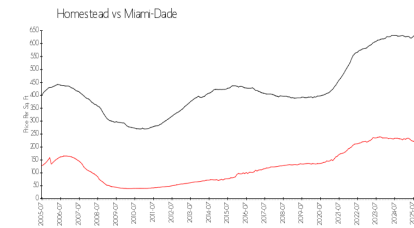
Building Information

Number of units:	384
Number of active listings for rent:	12
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Market Information



Villas at Carmel: \$232/sq. ft.
Homestead: \$215/sq. ft.



Homestead: \$215/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

Villas at Carmel	4%
Homestead	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Villas at Carmel	71 days
Homestead	69 days
Miami-Dade	77 days



Built in 2005 - 384 units - 2 floors