

# Unit 436 - Villa Catalina

436 - 1305 W 53 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number: A11536382  
 Status: Active  
 Size: 1,123 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$252,000  
 Valuated PPSF: \$224

*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.*

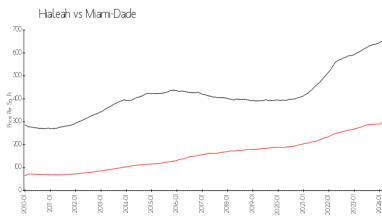
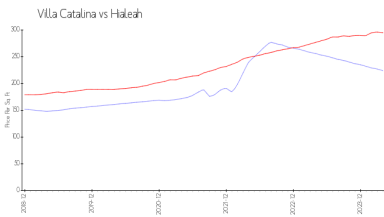
## Building Information

Number of units: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

Villa Catalina  
 1305 W 53rd St,  
 Hialeah, FL 33012

## Market Information



Villa Catalina: \$224/sq. ft.  
 Hialeah: \$295/sq. ft.

Hialeah: \$295/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Villa Catalina 10%  
 Hialeah 1%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Villa Catalina 64 days  
 Hialeah 27 days  
 Miami-Dade 81 days

