

# Unit 945 NE 34th Ave # 103 - Monterey at Malibu Bay

945 NE 34th Ave # 103 - 920-990 NE 33 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11828406
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$250,999
List PPSF:	\$273
Valuated Price:	\$204,000
Valuated PPSF:	\$222

*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:	240
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

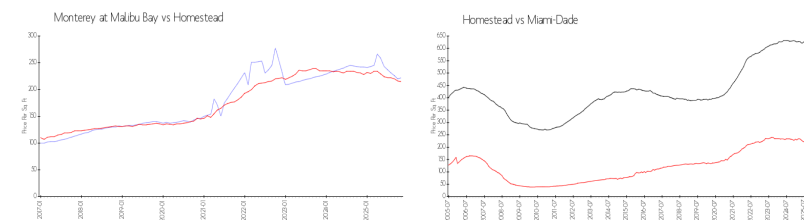
Monterey at Malibu Bay  
Address: 920 NE 33rd Terrace,  
Homestead, FL 33033

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,176 sq ft	Oct 2025	\$260,000	\$221
104	1,196 sq ft	Jul 2025	\$253,000	\$212
202	910 sq ft	May 2025	\$236,430	\$260
203	910 sq ft	Apr 2025	\$243,000	\$267
201	1,176 sq ft	Mar 2025	\$290,000	\$247

## Market Information



Monterey at Malibu Bay:	\$222/sq. ft.	Homestead:	\$215/sq. ft.
Homestead:	\$215/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

Monterey at Malibu Bay	5%
Homestead	4%
Miami-Dade	4%



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

Monterey at Malibu Bay	48 days
Homestead	69 days
Miami-Dade	77 days