

# Unit 1388 NE 33rd Ave # 108-24 - Villas at Carmel

1388 NE 33rd Ave # 108-24 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11843891  
 Status: Active  
 Size: 1,379 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking

View:  
 List Price: \$279,999  
 List PPSF: \$203  
 Valuated Price: \$308,000  
 Valuated PPSF: \$223

*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.*

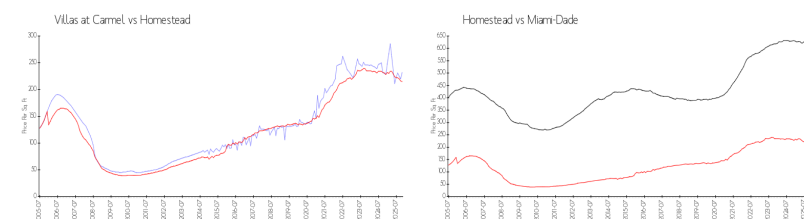
## Building Information

Number of units: 384  
 Number of active listings for rent: 0  
 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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 107-19 | 1,169 sq ft | Dec 2025     | \$245,000  | \$210 |
| 109-7  | 1,169 sq ft | Nov 2025     | \$270,000  | \$231 |
| 105-10 | 1,169 sq ft | Nov 2025     | \$265,000  | \$227 |
| 105-26 | 1,169 sq ft | Oct 2025     | \$260,000  | \$222 |
| 105-30 | 1,069 sq ft | Aug 2025     | \$250,000  | \$234 |

## 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 | 5% |
| 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 |

