

# Unit 1490 NE 33rd Rd # 104-18 - Villas at Carmel

1490 NE 33rd Rd # 104-18 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number:	A11918115
Status:	Active
Size:	1,169 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$299,999
List PPSF:	\$257
Valuated Price:	\$275,000
Valuated PPSF:	\$235

*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.*

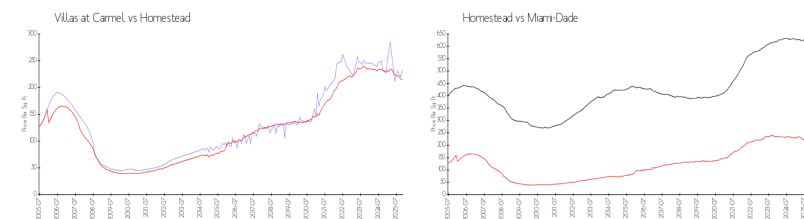
## Building Information

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

