

Unit 3360 NE 14th Dr # 106-30 - Villas at Carmel

3360 NE 14th Dr # 106-30 - 1485 NE 33rd Rd, Homestead, FL, Miami-Dade 33033

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10465413 |
| Status: | Active |
| Size: | 1,169 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$335,000 |
| List PPSF: | \$287 |
| 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.

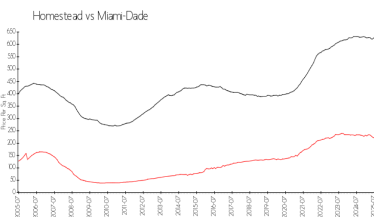
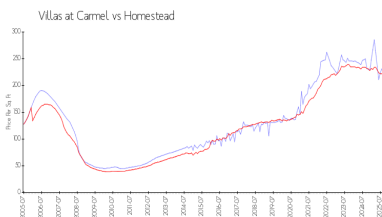
Building Information

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|--|-----|
| 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 |

