

# Unit TS-09 - Blue Lagoon 4

TS-09 - 5077 NW 7 St, Miami, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11463536  
 Status: Active  
 Size: 685 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$320,000  
 List PPSF: \$467  
 Valuated Price: \$287,000  
 Valuated PPSF: \$419

*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: 221  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

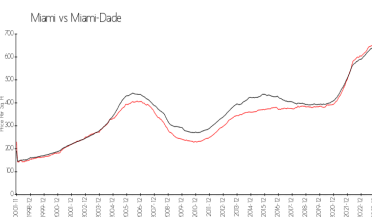
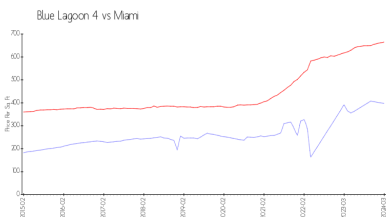
Blue Lagoon  
 Condominium Association, Inc.  
 5077 NW 7 St  
 Miami, Florida 33126  
 Phone: (305) 442-1494  
 Fax: (305) 442-1491

<http://www.bluelagooncondominiums.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS15	922 sq ft	Apr 2024	\$370,000	\$401
810	685 sq ft	Mar 2024	\$285,000	\$416
1015	922 sq ft	Mar 2024	\$376,000	\$408
1116	685 sq ft	Mar 2024	\$275,000	\$401
1007	685 sq ft	Nov 2023	\$275,000	\$401

## Market Information



Blue Lagoon 4: \$397/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale



Blue Lagoon 4	2%
Miami	4%
Miami-Dade	3%

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

Blue Lagoon 4	64 days
Miami	84 days
Miami-Dade	81 days