

# Unit 3601 SW 117th Ave # 9-107 - Westbird Village (1-10)

3601 SW 117th Ave # 9-107 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

## Unit Information

MLS Number:	A11501559
Status:	Active
Size:	760 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$270,000
List PPSF:	\$355
Valuated Price:	\$219,000
Valuated PPSF:	\$288

*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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

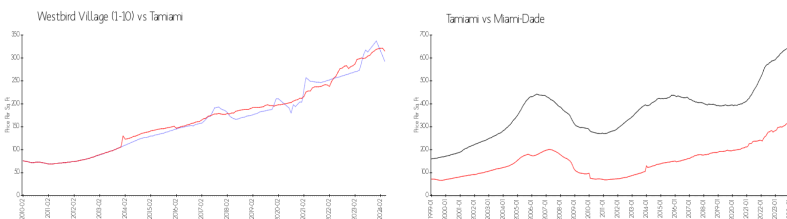
## Building Association Information

Westbird Village Condominium  
Address: 3591 SW 117th Ave,  
Miami, FL 33175,  
Phone: +1 305-227-9025

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9-203	760 sq ft	Feb 2024	\$250,000	\$329
1-201	982 sq ft	Feb 2024	\$285,000	\$290
7-201	760 sq ft	Jan 2024	\$267,500	\$352
5-206	760 sq ft	Dec 2023	\$260,000	\$342
7-105	760 sq ft	Dec 2023	\$250,000	\$329
10-404	760 sq ft	Dec 2023	\$260,000	\$342

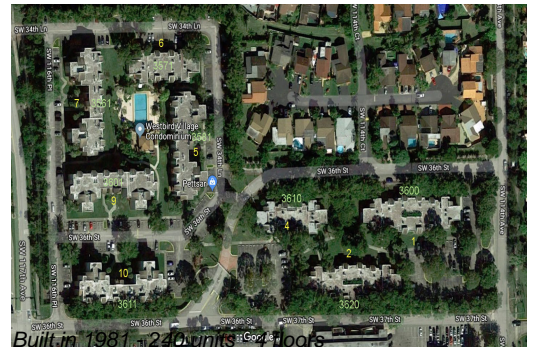
## Market Information



Westbird Village (1-10):	\$292/sq. ft.	Tamiami:	\$315/sq. ft.
Tamiami:	\$315/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Westbird Village (1-10)	1%
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Tamiami	2%
Miami-Dade	3%

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

Westbird Village (1-10)	25 days
Tamiami	32 days
Miami-Dade	81 days