

# Unit 1218 - Blue Lagoon 4

1218 - 5077 NW 7 St, Miami, FL, Miami-Dade 33126

## Unit Information

MLS Number:	A11502188
Status:	Active
Size:	979 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$360,000
List PPSF:	\$368
Valuated Price:	\$374,000
Valuated PPSF:	\$382

*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:	6
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

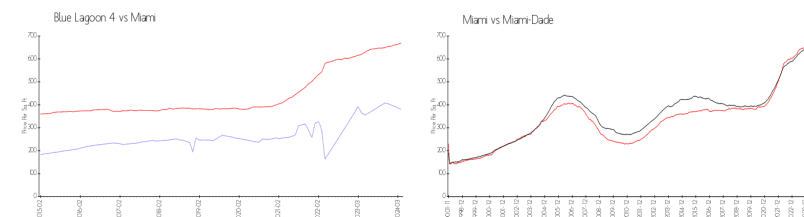
Blue Lagoon  
Condominium Association, Inc.  
5077 NW 7 St  
Miami, Florida 33126  
Phone: (305) 442-1494  
Fax: (305) 442-1491

<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:	\$380/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale



Blue Lagoon 4	3%
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