

# Unit 3611 SW 117th Ave # 10-209 - Westbird Village (1-10)

3611 SW 117th Ave # 10-209 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11532002  |
| Status:         | Active     |
| Size:           | 982 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: |            |
| Parking Spaces: |            |
| View:           |            |
| Rental Price:   | \$2,500    |
| List PPSF:      | \$3        |
| Valuated Price: | \$286,000  |
| Valuated PPSF:  | \$291      |

*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.*

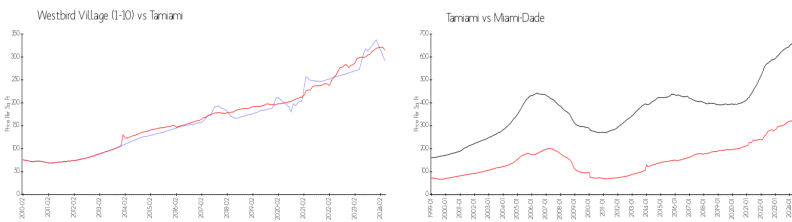
## Building Information

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

## 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% |
| 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 |

