

Unit 6 - Villas of West Bird

6 - 3901 SW 112 Ave, Tamiami, FL, Miami-Dade 33165

Unit Information

MLS Number: A11548718
 Status: Active
 Size: 558 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$219,900
 List PPSF: \$394
 Valuated Price: \$223,000
 Valuated PPSF: \$400

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.

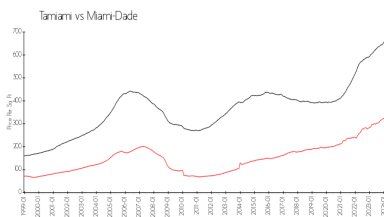
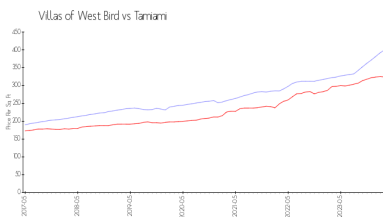
Building Information

Number of units: 52
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12	558 sq ft	Mar 2024	\$185,000	\$332
4	558 sq ft	Aug 2023	\$185,000	\$332

Market Information



Villas of West Bird: \$400/sq. ft.
 Tamiami: \$324/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Villas of West Bird: 10%
 Tamiami: 2%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Villas of West Bird: 14 days
 Tamiami: 31 days
 Miami-Dade: 81 days

