

# Unit 15 - Villas of West Bird

15 - 3901 SW 112 Ave, Tamiami, FL, Miami-Dade 33165

## Unit Information

MLS Number:	A11548726
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:	\$207,000
Valuated PPSF:	\$371

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.

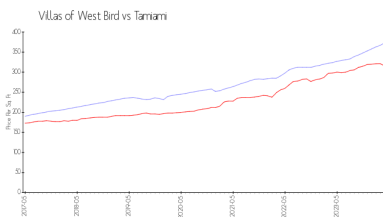
## Building Information

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

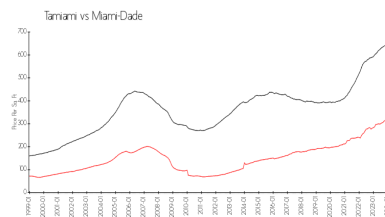
## Recent Sales

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: \$373/sq. ft.  
Tamiami: \$315/sq. ft.



Tamiami: \$315/sq. ft.  
Miami-Dade: \$698/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	32 days
Miami-Dade	81 days

