

Unit 305W - Yolanda Villa (East & West)

305W - 4550 NW 9 St, Miami, FL, Miami-Dade 33126

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11548787 |
| Status: | Pending |
| Size: | 598 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$219,000 |
| List PPSF: | \$366 |
| Valuated Price: | \$202,000 |
| Valuated PPSF: | \$338 |

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: | 352 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

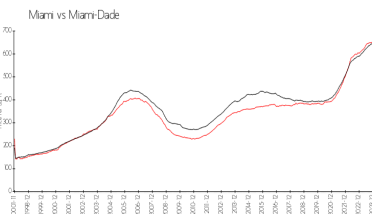
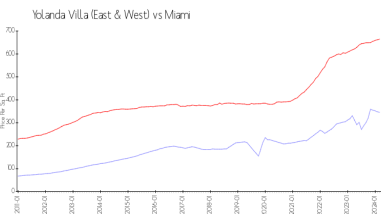
Building Association Information

Yolanda Villas Condominium Association
 Address: 801 NW 47th Ave,
 Miami, FL 33126
 Phone: +1 305-446-7995

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 711W | 605 sq ft | Feb 2024 | \$185,000 | \$306 |
| 114W | 580 sq ft | Nov 2023 | \$200,000 | \$345 |
| 507W | 598 sq ft | Sep 2023 | \$180,000 | \$301 |
| 904W | 605 sq ft | Jul 2023 | \$175,000 | \$289 |
| W920 | 768 sq ft | Jul 2023 | \$210,000 | \$273 |

Market Information



| | | | |
|------------------------------|---------------|-------------|---------------|
| Yolanda Villa (East & West): | \$345/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|-----------------------------|----|
| Yolanda Villa (East & West) | 2% |
| Miami | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| Yolanda Villa (East & West) | 25 days |
| Miami | 84 days |
| Miami-Dade | 81 days |