

# 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:	\$203,000
Valuated PPSF:	\$339

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:	7
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,

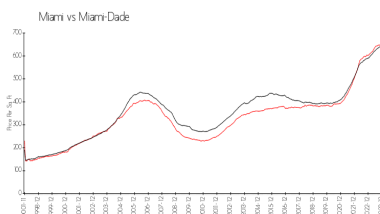
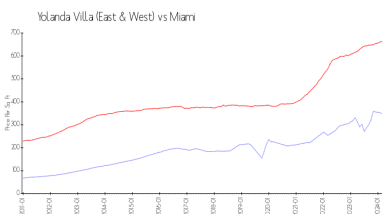
Miami, FL 33126

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

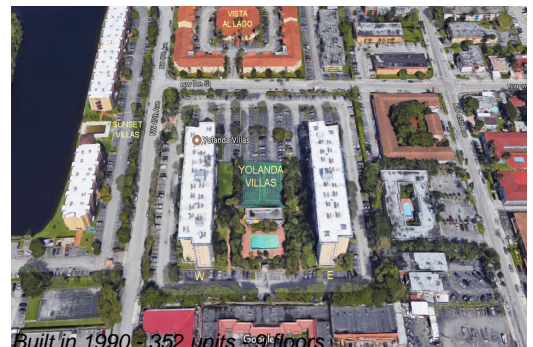


Yolanda Villa (East & West):  
\$347/sq. ft.  
Miami: \$669/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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



Built in 1990 - 352 units - 9 floors

**Avg. Time to Close Over Last 12 Months**

Yolanda Villa (East & West)	24 days
Miami	84 days
Miami-Dade	81 days