

# Unit 109E - Yolanda Villa (East & West)

109E - 4550 NW 9 St, Miami, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11548791  
 Status: Pending  
 Size: 605 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$219,000  
 List PPSF: \$362  
 Valuated Price: \$200,000  
 Valuated PPSF: \$331

*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

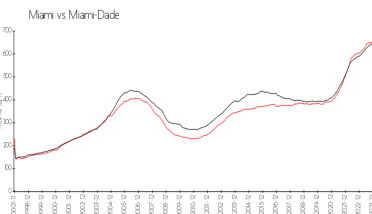
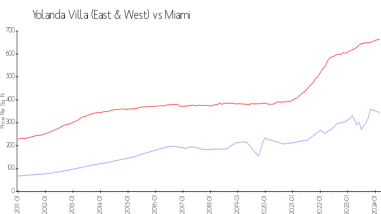
## Building Association Information

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-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