

# Unit 7839 W 36th Ave # 104 - West Poinciana Villas

7839 W 36th Ave # 104 - 7889 W 36 Ave, Hialeah, FL, Miami-Dade 33018

## Unit Information

MLS Number:	A11562308
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$380,000
List PPSF:	\$362
Valuated Price:	\$361,000
Valuated PPSF:	\$344

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:	104
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

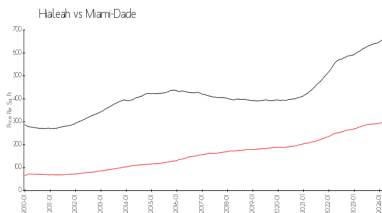
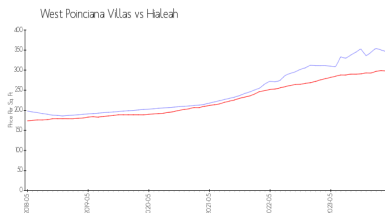
## Building Association Information

West Poinciana Villas  
 Address: NW 96th Ave,  
 Hialeah, FL 33018

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,050 sq ft	Feb 2024	\$370,000	\$352
104	1,050 sq ft	Dec 2023	\$365,000	\$348
204	1,080 sq ft	Dec 2023	\$350,000	\$324
101	1,050 sq ft	Aug 2023	\$345,000	\$329
104	1,050 sq ft	Jul 2023	\$348,000	\$331

## Market Information



West Poinciana Villas:	\$346/sq. ft.	Hialeah:	\$298/sq. ft.
Hialeah:	\$298/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

West Poinciana Villas	1%
Hialeah	1%
Miami-Dade	3%



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

West Poinciana Villas	16 days
Hialeah	28 days
Miami-Dade	81 days