

# Unit 3620 SW 114th Ave # 2-111 - Westbird Village (1-10)

3620 SW 114th Ave # 2-111 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

## Unit Information

MLS Number: A11581208  
 Status: Active  
 Size: 982 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$289,000  
 List PPSF: \$294  
 Valuated Price: \$279,000  
 Valuated PPSF: \$284

*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: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 0

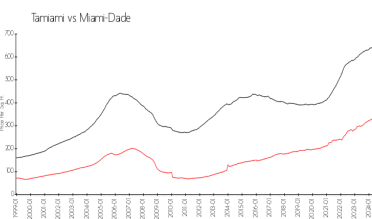
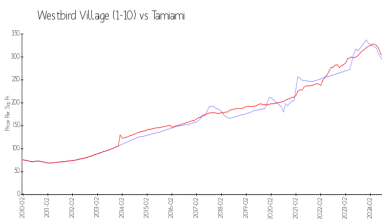
## Building Association Information

Westbird Village Condominium  
 Address: 3591 SW 117th Ave,  
 Miami, FL 33175,  
 Phone: +1 305-227-9025

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9-310	982 sq ft	Aug 2024	\$270,000	\$275
5-102	760 sq ft	Jun 2024	\$260,000	\$342
7-404	982 sq ft	Jun 2024	\$260,000	\$265
9-210	982 sq ft	Jun 2024	\$275,000	\$280
9-107	760 sq ft	Jun 2024	\$255,000	\$336

## Market Information

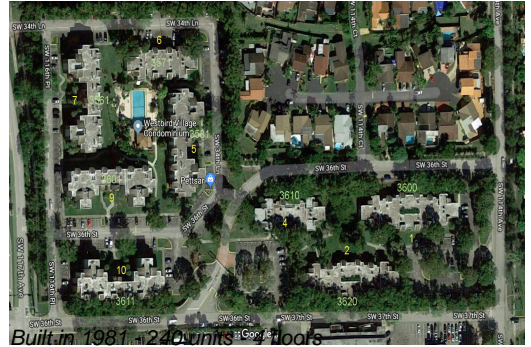


Westbird Village (1-10):	\$287/sq. ft.	Tamiami:	\$299/sq. ft.
Tamiami:	\$299/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Westbird Village (1-10) 3%  
 Tamiami 2%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Westbird Village (1-10)

39 days

Tamiami

53 days

Miami-Dade

86 days