

# Unit 3581 SW 117th Ave # 5-102 - Westbird Village (1-10)

3581 SW 117th Ave # 5-102 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

## Unit Information

MLS Number: A11588857  
 Status: Pending  
 Size: 760 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$262,000  
 List PPSF: \$345  
 Valuated Price: \$226,000  
 Valuated PPSF: \$297

*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: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 0

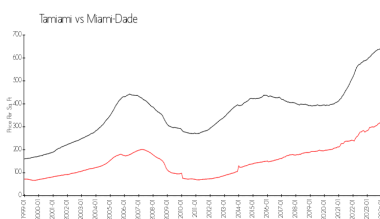
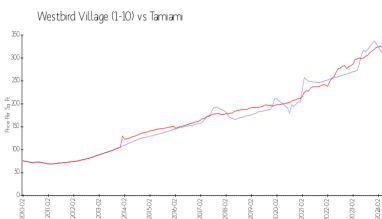
## Building Association Information

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
9-203	760 sq ft	Feb 2024	\$250,000	\$329
1-201	982 sq ft	Feb 2024	\$285,000	\$290
7-201	760 sq ft	Jan 2024	\$267,500	\$352
5-206	760 sq ft	Dec 2023	\$260,000	\$342
7-105	760 sq ft	Dec 2023	\$250,000	\$329
10-404	760 sq ft	Dec 2023	\$260,000	\$342

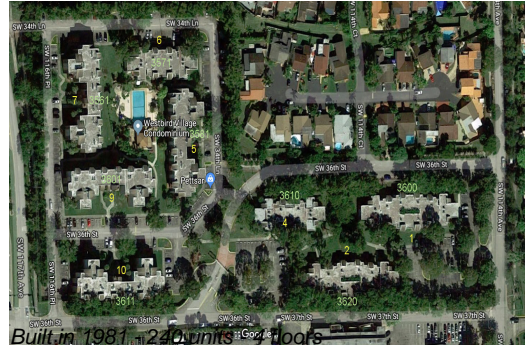
## Market Information



Westbird Village (1-10):	\$301/sq. ft.	Tamiami:	\$318/sq. ft.
Tamiami:	\$318/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Westbird Village (1-10) 2%



Tamiami	2%
Miami-Dade	3%

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

Westbird Village (1-10)	25 days
Tamiami	34 days
Miami-Dade	81 days