

# Unit 505 - Blue Lagoon 3

505 - 5085 NW 7 St, Miami, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11597941  
 Status: Active  
 Size: 685 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Electric Vehicle Charging Station  
 View:  
 List Price: \$299,999  
 List PPSF: \$438  
 Valuated Price: \$285,000  
 Valuated PPSF: \$416

*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: 195  
 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: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

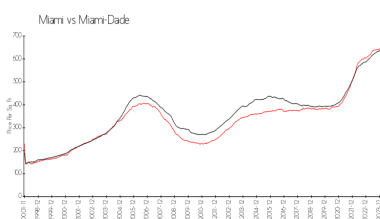
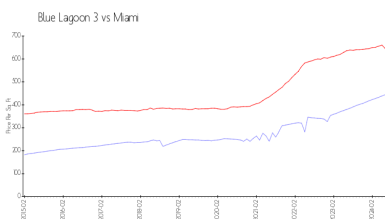
Blue Lagoon  
 Condominium Association, Inc.  
 5077 NW 7 Street  
 Miami, Florida 33126  
 Phone: (305) 442-1494  
 Fax: (305) 442-1491

<http://www.bluelagooncondominiums.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	685 sq ft	May 2024	\$280,000	\$409
914	923 sq ft	Feb 2024	\$355,000	\$385
TS4	902 sq ft	Nov 2023	\$330,000	\$366
PH6	923 sq ft	Oct 2023	\$367,000	\$398

## Market Information



Blue Lagoon 3: \$444/sq. ft.  
 Miami: \$645/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale



Blue Lagoon 3	1%
Miami	4%
Miami-Dade	3%

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

Blue Lagoon 3	53 days
Miami	84 days
Miami-Dade	83 days