

Unit 3601 SW 117th Ave # 9-305 - Westbird Village (1-10)

3601 SW 117th Ave # 9-305 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

Unit Information

MLS Number: A11633028
 Status: Active
 Size: 760 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$259,900
 List PPSF: \$342
 Valuated Price: \$220,000
 Valuated PPSF: \$289

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: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

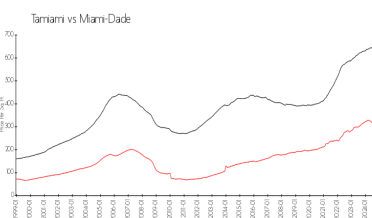
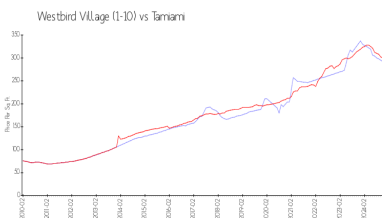
Building Association Information

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 |
|--------|-----------|--------------|------------|-------|
| 4-106 | 760 sq ft | Dec 2024 | \$245,000 | \$322 |
| 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 |

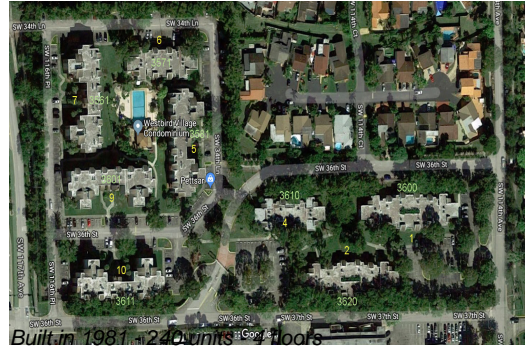
Market Information



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|--------------------------|---------------|-------------|---------------|
| Westbird Village (1-10): | \$287/sq. ft. | Tamiami: | \$296/sq. ft. |
| Tamiami: | \$296/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

Westbird Village (1-10) 2%
 Tamiami 2%
 Miami-Dade 5%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Westbird Village (1-10) | 51 days |
| Tamiami | 63 days |
| Miami-Dade | 90 days |