

Unit 7 - Villas of West Bird

7 - 3901 SW 112 Ave, Tamiami, FL, Miami-Dade 33165

Unit Information

MLS Number: A11637247
 Status: Active
 Size: 558 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$215,000
 List PPSF: \$385
 Valuated Price: \$196,000
 Valuated PPSF: \$351

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.

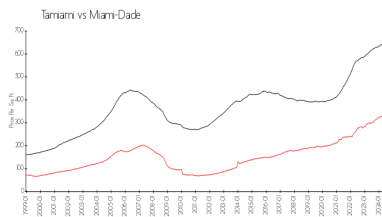
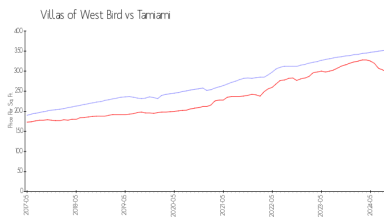
Building Information

Number of units: 52
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12	558 sq ft	Mar 2024	\$185,000	\$332

Market Information



Villas of West Bird: \$352/sq. ft.
 Tamiami: \$299/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Villas of West Bird: 13%
 Tamiami: 2%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Villas of West Bird: 21 days
 Tamiami: 55 days
 Miami-Dade: 87 days

