

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.

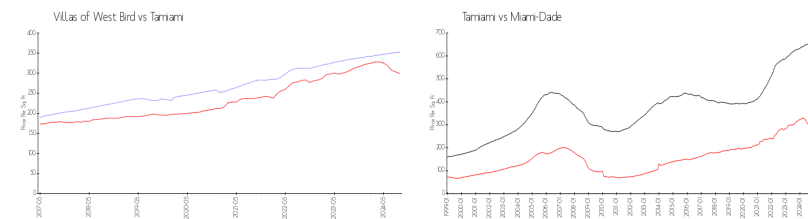
Building Information

Number of units: 52
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 17%
 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. |
| Tamiami: | \$299/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|---------------------|-----|
| Villas of West Bird | 17% |
| Tamiami | 2% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Villas of West Bird | 21 days |
| Tamiami | 53 days |
| Miami-Dade | 86 days |

