

Unit 3611 SW 117th Ave # 10-107 - Westbird Village (1-10)

3611 SW 117th Ave # 10-107 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

Unit Information

MLS Number:	A11658416
Status:	Active
Size:	982 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$300,000
List PPSF:	\$305
Valuated Price:	\$279,000
Valuated PPSF:	\$284

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:	7
Building inventory for sale:	2%
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

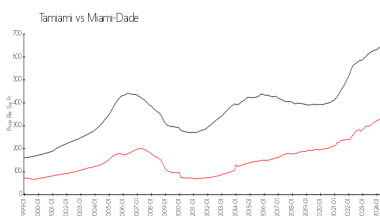
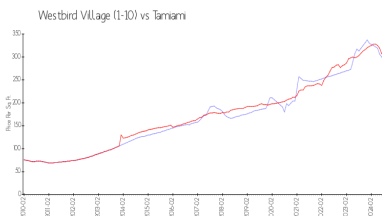
Building Association Information

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
9-310	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

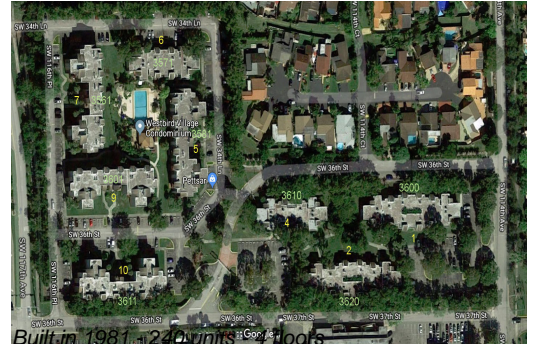


Westbird Village (1-10):	\$287/sq. ft.	Tamiami:	\$299/sq. ft.
Tamiami:	\$299/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Westbird Village (1-10)	3%
Tamiami	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Westbird Village (1-10)	40 days
Tamiami	55 days
Miami-Dade	87 days