

# Unit 7859 W 36th Ave # 202 - West Poinciana Villas

7859 W 36th Ave # 202 - 7889 W 36 Ave, Hialeah, FL, Miami-Dade 33018

## Unit Information

MLS Number: A11674828  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$354,900  
 Valuated Price: \$354,000  
 Valuated PPSF: \$328

*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: 104  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

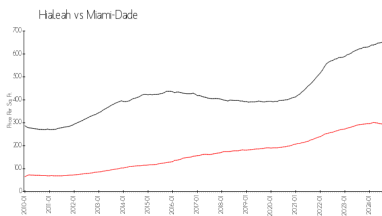
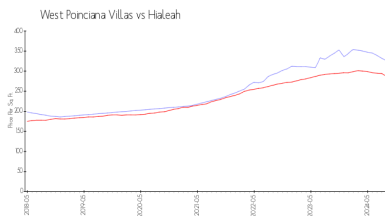
## Building Association Information

West Poinciana Villas  
 Address: NW 96th Ave,  
 Hialeah, FL 33018

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,080 sq ft	Aug 2024	\$359,900	\$333
103	1,050 sq ft	Jun 2024	\$360,000	\$343
103	1,050 sq ft	Feb 2024	\$370,000	\$352
104	1,050 sq ft	Dec 2023	\$365,000	\$348
204	1,080 sq ft	Dec 2023	\$350,000	\$324

## Market Information



West Poinciana Villas: \$326/sq. ft.  
 Hialeah: \$287/sq. ft.  
 Hialeah: \$287/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

West Poinciana Villas: 3%  
 Hialeah: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

West Poinciana Villas: 28 days



Hialeah  
Miami-Dade

45 days  
86 days