

# Unit 509 - Blue Lagoon 3

509 - 5085 NW 7 St, Miami, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11681428  
 Status: Active  
 Size: 685 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$310,000  
 List PPSF: \$453  
 Valuated Price: \$259,000  
 Valuated PPSF: \$378

*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: 195  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 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: 1

## Building Association Information

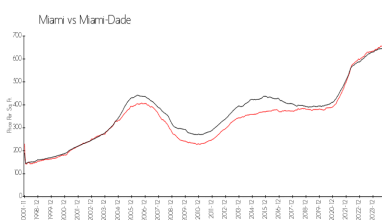
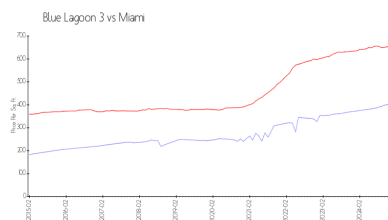
Blue Lagoon  
 Condominium Association, Inc.  
 5077 NW 7 Street  
 Miami, Florida 33126  
 Phone:(305) 442-1494  
 Fax:(305) 442-1491

<http://www.bluelagooncondominiums.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	685 sq ft	Jan 2025	\$280,000	\$409
804	902 sq ft	Sep 2024	\$350,000	\$388
715	979 sq ft	Jul 2024	\$360,000	\$368
1003	685 sq ft	May 2024	\$280,000	\$409
914	923 sq ft	Feb 2024	\$355,000	\$385

## Market Information



Blue Lagoon 3: \$403/sq. ft.  
 Miami: \$895/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Blue Lagoon 3: 1%  
 Miami: 5%  
 Miami-Dade: 5%



## Avg. Time to Close Over Last 12 Months

Blue Lagoon 3	44 days
Miami	91 days
Miami-Dade	90 days