

# Unit 7853 W 36th Ave # 103 - West Poinciana Villas

7853 W 36th Ave # 103 - 7889 W 36 Ave, Hialeah, FL, Miami-Dade 33018

## Unit Information

MLS Number: A11691680  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$369,000  
 List PPSF: \$351  
 Valuated Price: \$327,000  
 Valuated PPSF: \$311

*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: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

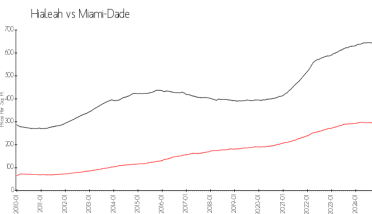
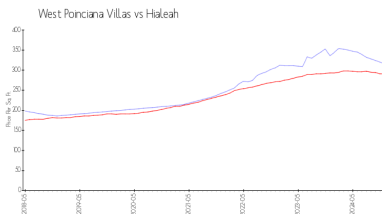
## Building Association Information

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

## Market Information



West Poinciana Villas:	\$313/sq. ft.	Hialeah:	\$291/sq. ft.
Hialeah:	\$291/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

West Poinciana Villas: 2%  
 Hialeah: 1%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

West Poinciana Villas: 37 days  
 Hialeah: 48 days



Miami-Dade

90 days