

# Unit 3314 - Grand Vista

3314 - 8851 NW 119 St, Hialeah Gardens, FL, Miami-Dade 33018

## Unit Information

MLS Number: A11700826  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Guest Parking  
 View:  
 List Price: \$320,000  
 List PPSF: \$291  
 Valuated Price: \$261,000  
 Valuated PPSF: \$237

*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: 282  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

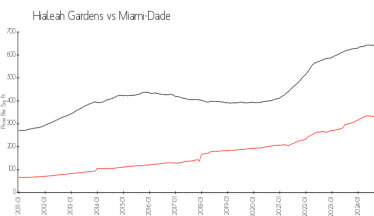
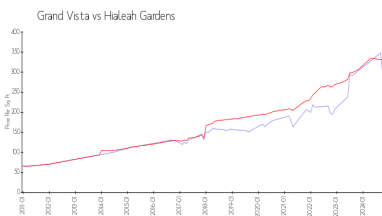
## Building Association Information

Grand Vista Condominium Association  
 8851 NW 119th Street  
 Hialeah, FL 33018  
 Phone: +1 305-819-9729

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2227-2	1,280 sq ft	Dec 2024	\$315,000	\$246
6107	1,100 sq ft	Dec 2024	\$305,000	\$277
3110-3	900 sq ft	Sep 2024	\$310,000	\$344

## Market Information



Grand Vista: \$235/sq. ft.  
 Hialeah Gardens: \$285/sq. ft.  
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 Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Grand Vista: 2%  
 Hialeah Gardens: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Grand Vista: 56 days  
 Hialeah Gardens: 41 days  
 Miami-Dade: 89 days

