

Unit 3611 SW 117th Ave # 10-204 - Westbird Village (1-10)

3611 SW 117th Ave # 10-204 - 3561 SW 117 Ave, Tamiami, FL, Miami-Dade 33165

Unit Information

MLS Number:	F10442917
Status:	Active
Size:	760 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$260,000
List PPSF:	\$342
Valuated Price:	\$222,000
Valuated PPSF:	\$292

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:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

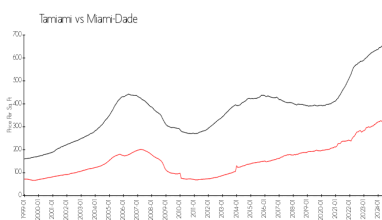
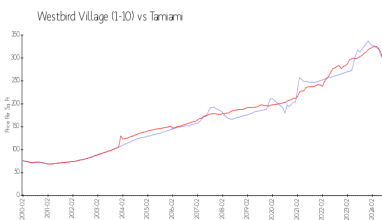
Building Association Information

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

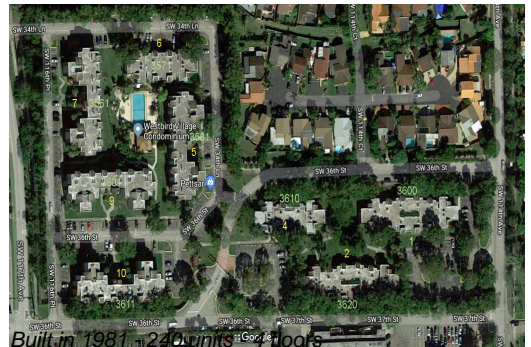
Market Information



Westbird Village (1-10):	\$293/sq. ft.	Tamiami:	\$290/sq. ft.
Tamiami:	\$290/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Westbird Village (1-10)	3%
Tamiami	3%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Westbird Village (1-10)

38 days

Tamiami

47 days

Miami-Dade

84 days