

# Unit 6 - Villas of West Bird

6 - 3901 SW 112 Ave, Tamiami, FL, Miami-Dade 33165

## Unit Information

MLS Number: A11548718  
 Status: Active  
 Size: 558 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$214,900  
 List PPSF: \$385  
 Valuated Price: \$202,000  
 Valuated PPSF: \$362

*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.*

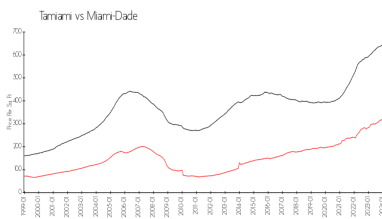
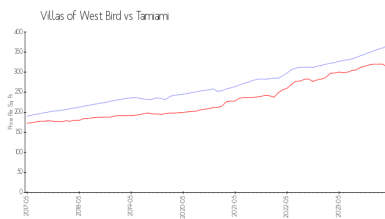
## Building Information

Number of units: 52  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12	558 sq ft	Mar 2024	\$185,000	\$332
4	558 sq ft	Aug 2023	\$185,000	\$332

## Market Information



Villas of West Bird: \$365/sq. ft.  
 Tamiami: \$314/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Villas of West Bird: 10%  
 Tamiami: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Villas of West Bird: 14 days  
 Tamiami: 32 days  
 Miami-Dade: 81 days

