

# Unit 6220 SW 131st Ct # 204 - Lake Forest Park

6220 SW 131st Ct # 204 - 6206-6256 SW 131 Pl, Kendall West, FL, Miami-Dade 33183

## Unit Information

MLS Number:	A11482191
Status:	Active
Size:	630 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$260,000
List PPSF:	\$413
Valuated Price:	\$242,000
Valuated PPSF:	\$384

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.



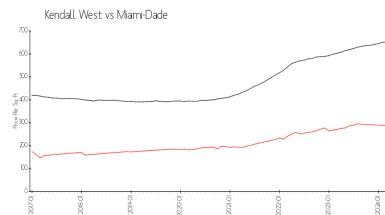
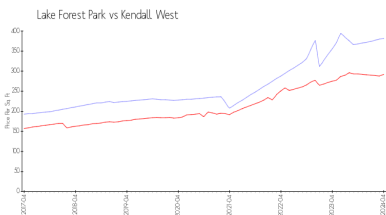
## Building Information

Number of units:	224
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	820 sq ft	Apr 2024	\$288,000	\$351
102	630 sq ft	Mar 2024	\$248,500	\$394
102	820 sq ft	Dec 2023	\$312,000	\$380
102	820 sq ft	Sep 2023	\$299,000	\$365
202	820 sq ft	Jun 2023	\$325,000	\$396

## Market Information



Lake Forest Park: \$381/sq. ft.  
Kendall West: \$292/sq. ft.

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

## Inventory for Sale

Lake Forest Park	1%
Kendall West	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Lake Forest Park	13 days
Kendall West	23 days
Miami-Dade	81 days