

# Unit 8440 SW 150th Ave # 4 - Kendall Greens

8440 SW 150th Ave # 4 - 8300-8530 SW 150 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11521737  
 Status: Active  
 Size: 1,571 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$449,000  
 List PPSF: \$286  
 Valuated Price: \$439,000  
 Valuated PPSF: \$279

*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: 98  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

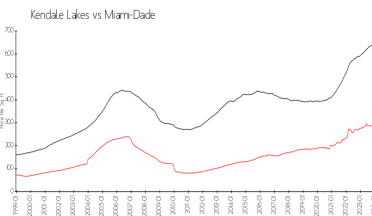
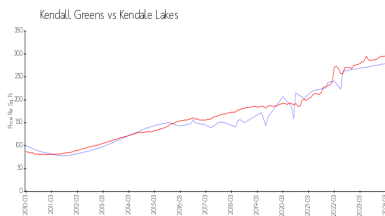
## Building Association Information

Kendall Greens Condominium  
 Association Inc  
 13250 SW 135th Ave  
 Miami, FL 33186-6489

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,230 sq ft	Jan 2024	\$425,000	\$346

## Market Information



Kendall Greens:	\$279/sq. ft.	Kendale Lakes:	\$304/sq. ft.
Kendale Lakes:	\$304/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Kendall Greens	2%
Kendale Lakes	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Kendall Greens  
Kendale Lakes  
Miami-Dade

38 days  
33 days  
81 days