

Unit D-307 - Verabella Falls

D-307 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number:	A11536110
Status:	Active
Size:	1,143 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$320,000
List PPSF:	\$280
Valuated Price:	\$320,000
Valuated PPSF:	\$280

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:	449
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

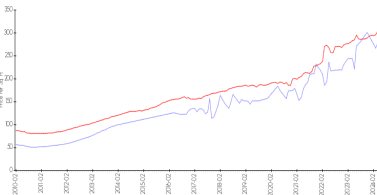
Verabella Falls Condominium Association
 7100 Sw 99th Avenue # 102
 Miami, FL 33173
 Phone: (305) 380-1512

Recent Sales

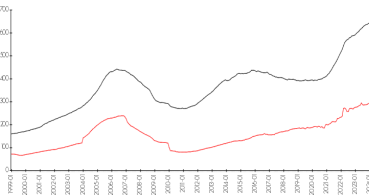
Unit #	Size	Closing Date	Sale Price	PPSF
F-402	1,132 sq ft	Apr 2024	\$310,000	\$274
B211	796 sq ft	Apr 2024	\$225,000	\$283
A-110	1,133 sq ft	Mar 2024	\$297,000	\$262
C-315	828 sq ft	Nov 2023	\$250,000	\$302
B-208	828 sq ft	Jul 2023	\$232,000	\$280

Market Information

Verabella Falls vs Kendale Lakes



Kendale Lakes vs Miami-Dade



Verabella Falls: \$279/sq. ft.
 Kendale Lakes: \$304/sq. ft.

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

Inventory for Sale

Verabella Falls	1%
Kendale Lakes	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Verabella Falls	28 days
Kendale Lakes	33 days
Miami-Dade	81 days