

Unit D-307 - Verabella Falls

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

Unit Information

MLS Number:	A11536110
Status:	Expired
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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

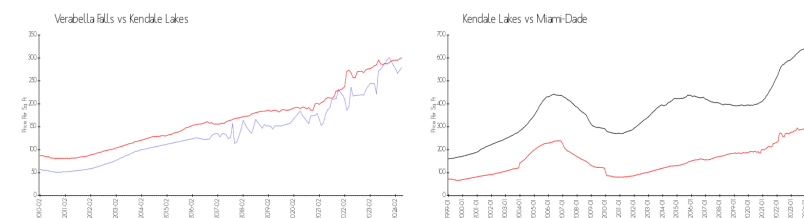
Building Association Information

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-408	1,328 sq ft	May 2024	\$270,000	\$203
F-110	1,143 sq ft	May 2024	\$290,000	\$254
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

Market Information



Verabella Falls: \$279/sq. ft.
Kendale Lakes: \$301/sq. ft.

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Miami-Dade: \$703/sq. ft.

Inventory for Sale

Verabella Falls	0%
Kendale Lakes	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Verabella Falls	39 days
Kendale Lakes	35 days
Miami-Dade	81 days