

# Unit 14001 SW 90th Ave # 206C - Residences at the Fall

14001 SW 90th Ave # 206C - 13921 SW 90 Ave, Kendall, FL, Miami-Dade 33176

## Unit Information

MLS Number: A11548806  
 Status: Active  
 Size: 758 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Open Space Parking  
 View:  
 List Price: \$278,000  
 List PPSF: \$367  
 Valuated Price: \$264,000  
 Valuated PPSF: \$348

*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: 628  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 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: 0

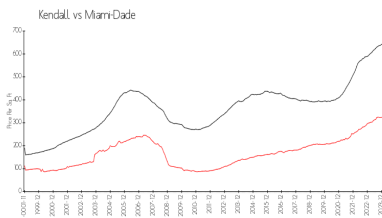
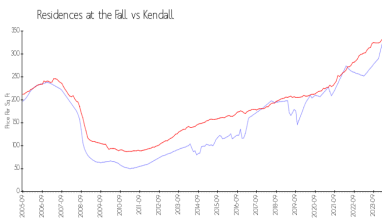
## Building Association Information

Residences At The Fall  
 13841 SW 90th Ave, Miami, FL 33176  
 (305) 232-3919

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105H	1,022 sq ft	Dec 2023	\$295,000	\$289
208-EE	1,022 sq ft	Oct 2023	\$290,000	\$284

## Market Information



Residences at the Fall:	\$347/sq. ft.	Kendall:	\$345/sq. ft.
Kendall:	\$345/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Residences at the Fall: 0%  
 Kendall: 1%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Residences at the Fall	8 days
Kendall	27 days
Miami-Dade	81 days