

Unit 8260 SW 149th Ct # 9-204 - Waterview Condos

8260 SW 149th Ct # 9-204 - 14902-14971 SW 82nd Ln, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number: A11573543
 Status: Active
 Size: 1,130 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking
 View:
 List Price: \$310,000
 List PPSF: \$274
 Valuated Price: \$318,000
 Valuated PPSF: \$281

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: 375
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

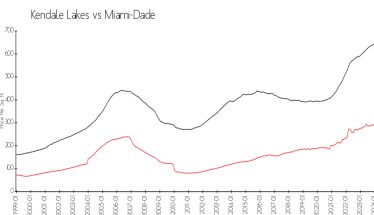
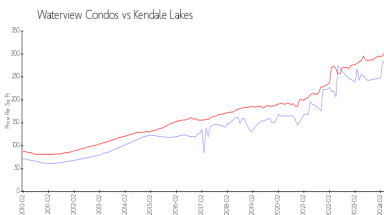
Building Association Information

Waterview Condos
 14961 SW 82nd Ln
 Miami, FL 33193
 (305) 387-8402

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-203	1,030 sq ft	Apr 2024	\$290,000	\$282
8-103	944 sq ft	Mar 2024	\$265,000	\$281
2-207	1,130 sq ft	Oct 2023	\$300,000	\$265
6-206	1,130 sq ft	Aug 2023	\$280,000	\$248
8-205	1,130 sq ft	Aug 2023	\$265,000	\$235

Market Information



Waterview Condos: \$282/sq. ft.
 Kendale Lakes: \$304/sq. ft.
 Kendale Lakes: \$304/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Waterview Condos: 1%
 Kendale Lakes: 1%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Waterview Condos	39 days
Kendale Lakes	33 days
Miami-Dade	81 days