

# Unit 8368 SW 152nd Ave # 46 - Bristol at Kendall

8368 SW 152nd Ave # 46 - 8350 SW 152 Ave, Kendall West, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11504026  
 Status: Active  
 Size: 1,450 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$475,000  
 List PPSF: \$328  
 Valuated Price: \$451,000  
 Valuated PPSF: \$311

*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.*

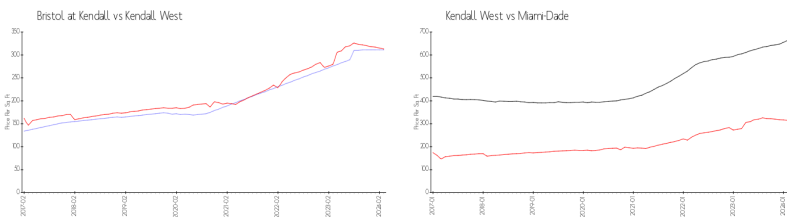
## Building Information

Number of units: 54  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
44	1,450 sq ft	Aug 2023	\$450,000	\$310
2	1,450 sq ft	Jul 2023	\$420,000	\$290

## Market Information



Bristol at Kendall:	\$311/sq. ft.	Kendall West:	\$313/sq. ft.
Kendall West:	\$313/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Bristol at Kendall: 2%  
 Kendall West: 1%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Bristol at Kendall: 14 days  
 Kendall West: 22 days  
 Miami-Dade: 81 days

