

# 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.*

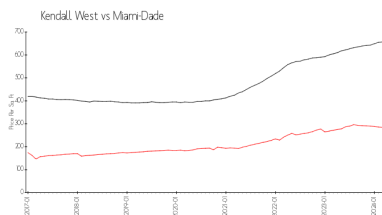
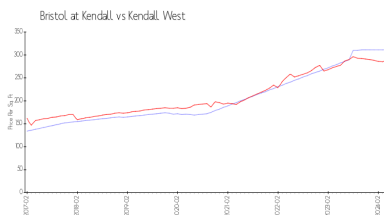
## Building Information

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: \$289/sq. ft.

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Miami-Dade: \$698/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	23 days
Miami-Dade	81 days

