

Unit 11216 SW 132nd Ct W - Courtyards at the Crossing

11216 SW 132nd Ct W - 11300-11432 SW 132 Ct, Kendale Lakes, FL, Miami-Dade 33186

Unit Information

MLS Number: A11516856
 Status: Pending
 Size: 1,253 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking
 View:
 List Price: \$403,000
 List PPSF: \$322
 Valuated Price: \$409,000
 Valuated PPSF: \$327

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: 130
 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: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

The Crossings
 Home Owners Association Inc.
 Address: 11578 SW 132 Ave
 Miami, FL 33186
 Office: (305)-387-0436
 Fax: (305) 387-0245

<http://www.thecrossingshoa.net/home.asp>

Recent Sales

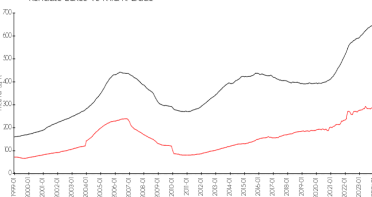
Unit #	Size	Closing Date	Sale Price	PPSF
11232	1,253 sq ft	Mar 2024	\$397,000	\$317
	1,320 sq ft	Aug 2023	\$407,000	\$308
13250	1,253 sq ft	May 2023	\$378,000	\$302

Market Information

Courtyards at the Crossing vs Kendale Lakes



Kendale Lakes vs Miami-Dade



Courtyards at the Crossing:	\$327/sq. ft.	Kendale Lakes:	\$294/sq. ft.
Kendale Lakes:	\$294/sq. ft.	Miami-Dade:	\$703/sq. ft.



Inventory for Sale

Courtyards at the Crossing	1%
Kendale Lakes	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Courtyards at the Crossing	7 days
Kendale Lakes	31 days
Miami-Dade	81 days