

# Unit 305 - Grande

305 - 9021 SW 94 St, Kendall, FL, Miami-Dade 33176

## Unit Information

MLS Number:	A11559389
Status:	Active
Size:	0 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$495,000
Valuated Price:	\$496,000
Valuated PPSF:	\$434

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.

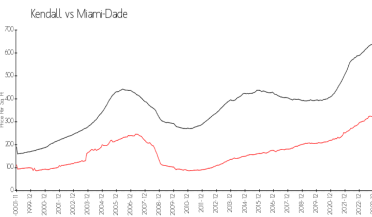
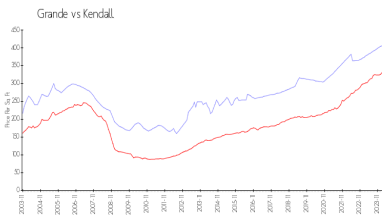
## Building Information

Number of units:	71
Number of active listings for rent:	4
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,142 sq ft	Apr 2024	\$475,000	\$416
706	1,142 sq ft	Mar 2024	\$470,000	\$412
605	1,142 sq ft	Dec 2023	\$460,000	\$403

## Market Information



Grande:	\$429/sq. ft.	Kendall:	\$345/sq. ft.
Kendall:	\$345/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grande	1%
Kendall	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Grande	43 days
Kendall	27 days
Miami-Dade	81 days

