

# Unit 8440 SW 150th Ave # 5 - Kendall Greens

8440 SW 150th Ave # 5 - 8300-8530 SW 150 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11562107
Status:	Active
Size:	1,571 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$475,000
List PPSF:	\$302
Valuated Price:	\$439,000
Valuated PPSF:	\$279

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:	98
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

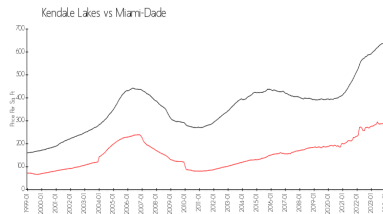
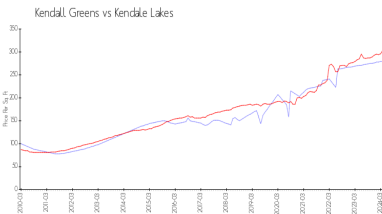
## Building Association Information

Kendall Greens Condominium  
 Association Inc  
 13250 SW 135th Ave  
 Miami, FL 33186-6489

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,230 sq ft	Jan 2024	\$425,000	\$346

## Market Information



Kendall Greens:	\$279/sq. ft.	Kendale Lakes:	\$304/sq. ft.
Kendale Lakes:	\$304/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Kendall Greens	2%
Kendale Lakes	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Kendall Greens	38 days
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Kendale Lakes  
Miami-Dade

32 days  
81 days