

# Unit 8249 SW 149th Ct # 6-208 - Waterview Condos

8249 SW 149th Ct # 6-208 - 14902-14971 SW 82nd Ln, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11574535  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$290,000  
 List PPSF: \$282  
 Valuated Price: \$290,000  
 Valuated PPSF: \$282

*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: 375  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

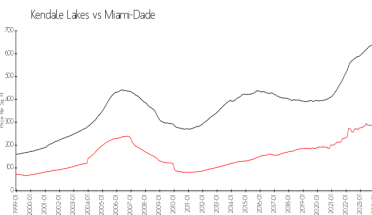
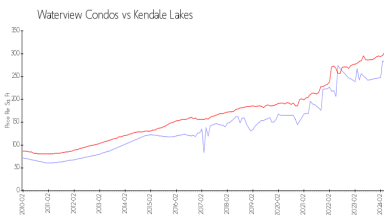
## Building Association Information

Waterview Condos  
 14961 SW 82nd Ln  
 Miami, FL 33193  
 (305) 387-8402

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14-202	1,325 sq ft	Apr 2024	\$294,000	\$222
2-203	1,030 sq ft	Apr 2024	\$290,000	\$282
8-103	944 sq ft	Mar 2024	\$265,000	\$281
2-207	1,130 sq ft	Oct 2023	\$300,000	\$265
6-206	1,130 sq ft	Aug 2023	\$280,000	\$248
8-205	1,130 sq ft	Aug 2023	\$265,000	\$235

## Market Information



Waterview Condos: \$282/sq. ft.  
 Kendale Lakes: \$304/sq. ft.

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

## Inventory for Sale

Waterview Condos 1%



Kendale Lakes	1%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Waterview Condos	39 days
Kendale Lakes	33 days
Miami-Dade	81 days