

# Unit 9974 N Kendall Dr # 1033 - Puerta del Sol

9974 N Kendall Dr # 1033 - 9972 N Kendall Dr, Kendall, FL, Miami-Dade 33176

## Unit Information

MLS Number:	A11580301
Status:	Active
Size:	755 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$260,000
List PPSF:	\$344
Valuated Price:	\$251,000
Valuated PPSF:	\$332

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:	176
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

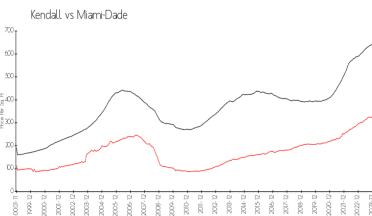
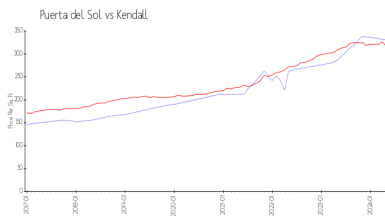
## Building Association Information

Puerta Del Sol of Kendall Condominium  
 Address: 9958 N Kendall Dr,  
 Miami, FL 33176  
 +1 305-326-9827

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1034	930 sq ft	Nov 2023	\$290,000	\$312
414-4	755 sq ft	Nov 2023	\$274,900	\$364
921-9	930 sq ft	Sep 2023	\$250,000	\$269

## Market Information



Puerta del Sol:	\$331/sq. ft.	Kendall:	\$313/sq. ft.
Kendall:	\$313/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Puerta del Sol	2%
Kendall	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Puerta del Sol  
Kendall  
Miami-Dade

37 days  
38 days  
82 days