

Unit 6223 SW 131st Ct # 104 - Lake Forest Park

6223 SW 131st Ct # 104 - 6206-6256 SW 131 Pl, Kendall West, FL, Miami-Dade 33183

Unit Information

MLS Number: A11587981
 Status: Active
 Size: 820 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking
 View:
 List Price: \$295,000
 List PPSF: \$360
 Valuated Price: \$280,000
 Valuated PPSF: \$341

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.



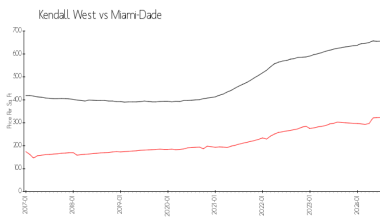
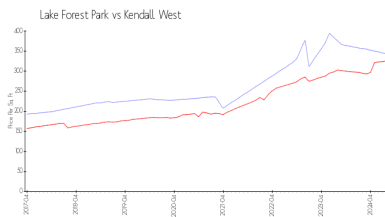
Building Information

Number of units: 224
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	820 sq ft	Jul 2024	\$289,000	\$352
102	630 sq ft	Jun 2024	\$255,000	\$405
104	820 sq ft	Apr 2024	\$288,000	\$351
102	630 sq ft	Mar 2024	\$248,500	\$394
102	820 sq ft	Dec 2023	\$312,000	\$380

Market Information



Lake Forest Park: \$343/sq. ft. Kendall West: \$326/sq. ft.
 Kendall West: \$326/sq. ft. Miami-Dade: \$697/sq. ft.

Inventory for Sale

Lake Forest Park: 1%
 Kendall West: 1%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Lake Forest Park: 22 days
 Kendall West: 29 days
 Miami-Dade: 84 days