

Unit A214 - Nob Hill West (A B C&D)

A214 - 10401 N Kendall Dr, Kendall, FL, Miami-Dade 33176

Unit Information

MLS Number:	A11588031
Status:	Active Under Contract
Size:	1,600 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$320,000
List PPSF:	\$200
Valuated Price:	\$393,000
Valuated PPSF:	\$246

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:	140
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

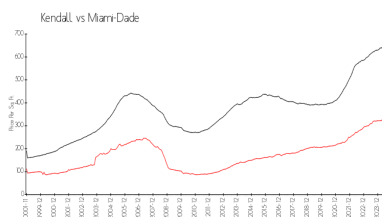
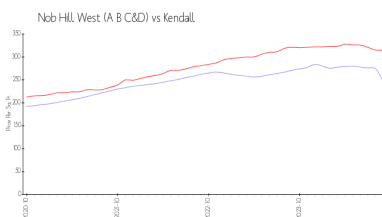
Building Association Information

Nob Hill West Condominium
Address: 10427 N Kendall Dr,
Miami, FL 33176,
Phone: +1 305-275-5972

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D110	1,010 sq ft	Aug 2024	\$275,000	\$272
D314	890 sq ft	Mar 2024	\$250,000	\$281
C109	1,010 sq ft	Feb 2024	\$275,000	\$272
D308	1,083 sq ft	Dec 2023	\$310,000	\$286

Market Information



Nob Hill West (A B C&D):	\$246/sq. ft.	Kendall:	\$315/sq. ft.
Kendall:	\$315/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Nob Hill West (A B C&D)	1%
Kendall	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Nob Hill West (A B C&D)	21 days
Kendall	52 days



Miami-Dade

85 days