

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
 Size: 1,600 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$359,000
 List PPSF: \$224
 Valuated Price: \$440,000
 Valuated PPSF: \$275

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: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

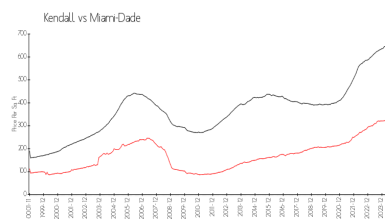
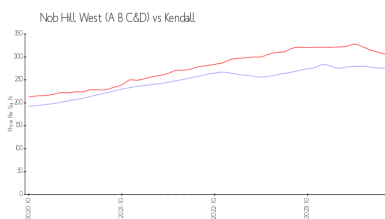
Building Association Information

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):	\$275/sq. ft.	Kendall:	\$306/sq. ft.
Kendall:	\$306/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Nob Hill West (A B C&D) 2%
 Kendall 1%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Nob Hill West (A B C&D)	21 days
Kendall	47 days
Miami-Dade	84 days