

# Unit A-101 - Kendall Lakes East Patio

A-101 - 6206 SW 136 Ct, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number: A11590390  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$340,000  
 List PPSF: \$330  
 Valuated Price: \$323,000  
 Valuated PPSF: \$314

*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.*

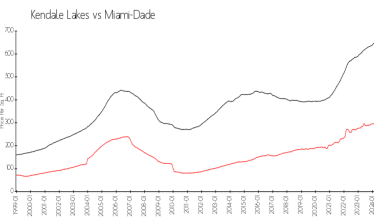
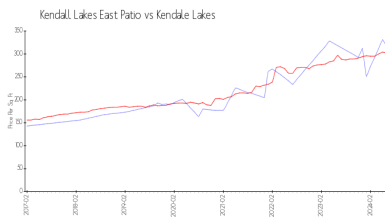
## Building Information

Number of units: 124  
 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: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209G	890 sq ft	May 2024	\$296,900	\$334
202H	1,030 sq ft	Feb 2024	\$310,000	\$301
105J	1,300 sq ft	Jan 2024	\$325,000	\$250
A107	1,140 sq ft	Dec 2023	\$355,000	\$311

## Market Information



Kendall Lakes East Patio: \$314/sq. ft.  
 Kendale Lakes: \$302/sq. ft.

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 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Kendall Lakes East Patio: 1%  
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 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Kendall Lakes East Patio: 33 days  
 Kendale Lakes: 40 days  
 Miami-Dade: 83 days

