

# Unit 13944 SW 90th Ter - Parc Vista

13944 SW 90th Ter - 9051-9541 SW 138 Pl, Kendall, FL, Miami-Dade 33186

## Unit Information

MLS Number:	A11599207
Status:	Closed
Size:	1,224 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$266
Valuated Price:	\$304,000
Valuated PPSF:	\$248

*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:	502
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

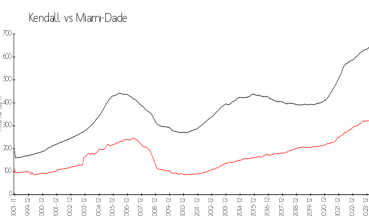
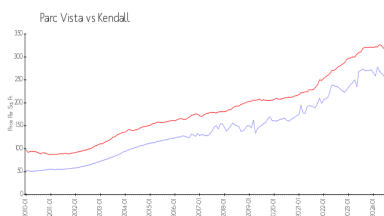
## Building Association Information

Parc Vista Condo Association Inc  
14001 SW 93rd Ln,  
Miami, FL 33186  
(305) 385-1091

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9053	1,224 sq ft	Sep 2024	\$340,000	\$278
14054	1,224 sq ft	Sep 2024	\$320,000	\$261
13944	1,224 sq ft	Aug 2024	\$310,000	\$253
14052	1,224 sq ft	Aug 2024	\$299,000	\$244
14012	978 sq ft	Jun 2024	\$270,000	\$276

## Market Information



Parc Vista:	\$250/sq. ft.	Kendall:	\$307/sq. ft.
Kendall:	\$307/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Parc Vista	1%
Kendall	1%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Parc Vista	21 days
Kendall	46 days

