

Unit 13944 SW 90th Ter - Parc Vista

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

Unit Information

MLS Number:	A11599207
Status:	Active
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:	\$311,000
Valuated PPSF:	\$254

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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

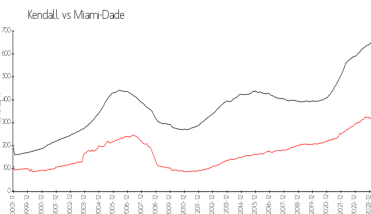
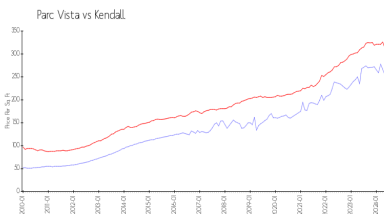
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14012	978 sq ft	Jun 2024	\$270,000	\$276
9201	1,224 sq ft	Mar 2024	\$325,000	\$266
14004	862 sq ft	Mar 2024	\$247,500	\$287
9546	978 sq ft	Feb 2024	\$255,000	\$261
9440	862 sq ft	Dec 2023	\$245,000	\$284
13853	1,224 sq ft	Dec 2023	\$318,000	\$260

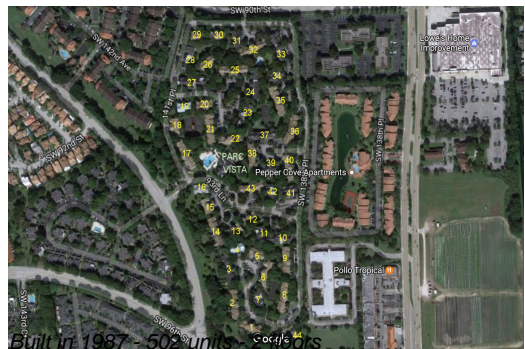
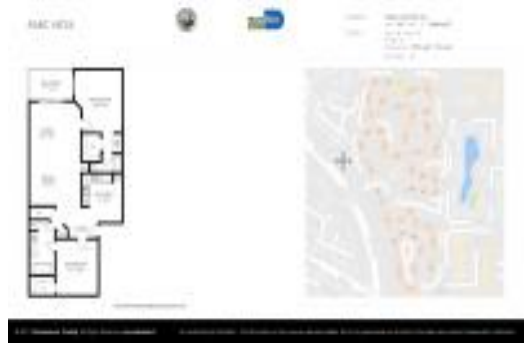
Market Information



Parc Vista:	\$255/sq. ft.	Kendall:	\$313/sq. ft.
Kendall:	\$313/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Parc Vista	1%
Kendall	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Parc Vista	15 days
Kendall	38 days
Miami-Dade	82 days