

# Unit 7415 SW 152nd Ave # 7-207 - Magnolia Lane

7415 SW 152nd Ave # 7-207 - 7401-7429 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11603309
Status:	Active
Size:	784 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$225,000
List PPSF:	\$287
Valuated Price:	\$222,000
Valuated PPSF:	\$283

*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:	208
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

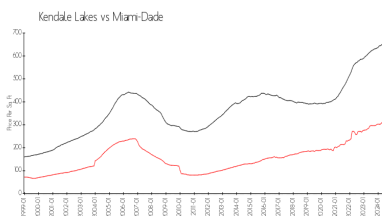
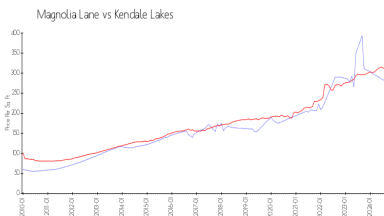
## Building Association Information

Magnolia Lane Condominiums Association  
 7421 SW 152nd Ave  
 Miami, FL 33193  
 Phone number (305) 386-5313

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6-205	583 sq ft	May 2024	\$180,000	\$309
102-2	784 sq ft	Feb 2024	\$220,000	\$281
4-202	784 sq ft	Oct 2023	\$245,000	\$313

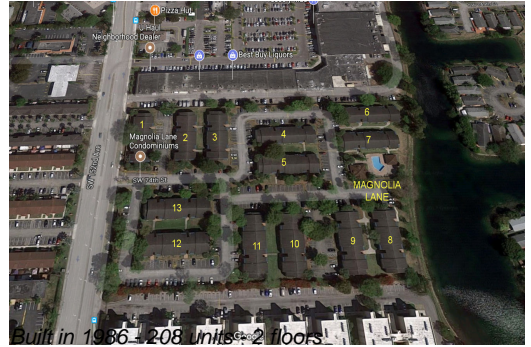
## Market Information



Magnolia Lane:	\$281/sq. ft.	Kendale Lakes:	\$309/sq. ft.
Kendale Lakes:	\$309/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Magnolia Lane	2%
Kendale Lakes	2%
Miami-Dade	4%



## **Avg. Time to Close Over Last 12 Months**

Magnolia Lane	59 days
Kendale Lakes	44 days
Miami-Dade	84 days