

# Unit 13962 SW 90th Ave # 209-JJ - Residences at the Fall

13962 SW 90th Ave # 209-JJ - 13921 SW 90 Ave, Kendall, FL, Miami-Dade 33176

## Unit Information

MLS Number:	A11611482
Status:	Closed
Size:	758 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$250,000
List PPSF:	\$330
Valuated Price:	\$230,000
Valuated PPSF:	\$303

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:	628
Number of active listings for rent:	0
Number of active listings for sale:	0
Building inventory for sale:	0%
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:	1

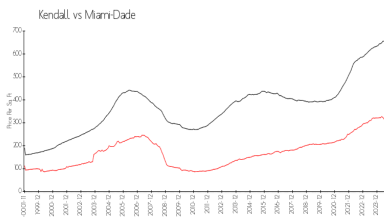
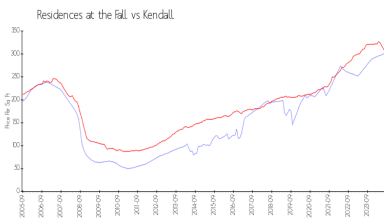
## Building Association Information

Residences At The Fall  
 13841 SW 90th Ave, Miami, FL 33176  
 (305) 232-3919

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209-JJ	758 sq ft	Aug 2024	\$230,000	\$303
105H	1,022 sq ft	Dec 2023	\$295,000	\$289
208-EE	1,022 sq ft	Oct 2023	\$290,000	\$284

## Market Information



Residences at the Fall:	\$302/sq. ft.	Kendall:	\$305/sq. ft.
Kendall:	\$305/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Residences at the Fall	0%
Kendall	1%
Miami-Dade	4%



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

Residences at the Fall	14 days
Kendall	46 days
Miami-Dade	84 days