

Unit G-202 - Verabella Falls

G-202 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number:	A11623526
Status:	Expired
Size:	828 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$240,000
List PPSF:	\$290
Valuated Price:	\$200,000
Valuated PPSF:	\$242

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:	449
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

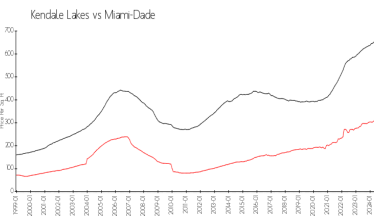
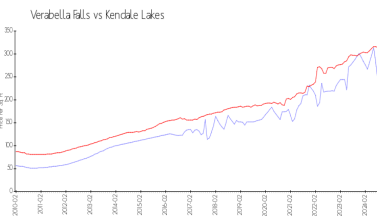
Building Association Information

Verabella Falls Condominium Association
 7100 Sw 99th Avenue # 102
 Miami, FL 33173
 Phone: (305) 380-1512

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C-208	828 sq ft	Jul 2024	\$230,000	\$278
F-408	1,328 sq ft	May 2024	\$270,000	\$203
F-110	1,143 sq ft	May 2024	\$290,000	\$254
F-402	1,132 sq ft	Apr 2024	\$310,000	\$274
B211	796 sq ft	Apr 2024	\$225,000	\$283

Market Information



Verabella Falls:	\$243/sq. ft.	Kendale Lakes:	\$314/sq. ft.
Kendale Lakes:	\$314/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Verabella Falls	2%
Kendale Lakes	1%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Verabella Falls	58 days
Kendale Lakes	43 days
Miami-Dade	84 days