

# Unit 7411 SW 152nd Ave # 6-201 - Magnolia Lane

7411 SW 152nd Ave # 6-201 - 7401-7429 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11624257
Status:	Active
Size:	994 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$295,000
List PPSF:	\$297
Valuated Price:	\$310,000
Valuated PPSF:	\$312

*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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

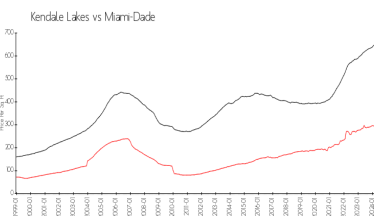
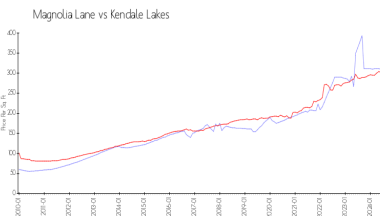
## Building Association Information

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
7-208	583 sq ft	Sep 2023	\$230,000	\$395

## Market Information

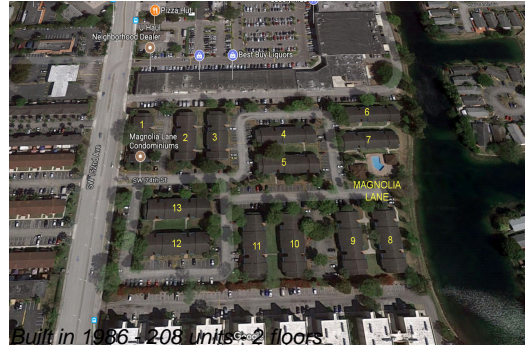


Magnolia Lane: \$310/sq. ft.  
 Kendale Lakes: \$302/sq. ft.

Kendale Lakes: \$302/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Magnolia Lane	1%
Kendale Lakes	1%
Miami-Dade	3%



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

Magnolia Lane	45 days
Kendale Lakes	40 days
Miami-Dade	83 days