

# Unit G-303 - Verabella Falls

G-303 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11640745  
 Status: Active  
 Size: 796 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$235,000  
 List PPSF: \$295  
 Valuated Price: \$193,000  
 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: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

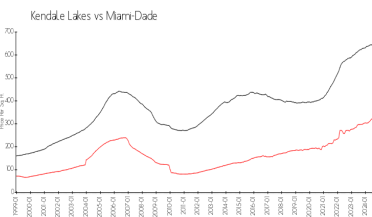
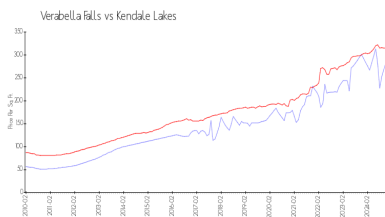
## Building Association Information

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
A-106	1,207 sq ft	Jan 2025	\$237,500	\$197
C-PH2	796 sq ft	Dec 2024	\$225,000	\$283
G-107	1,207 sq ft	Dec 2024	\$273,000	\$226
A-402	1,132 sq ft	Dec 2024	\$245,000	\$216
C-308	828 sq ft	Nov 2024	\$245,000	\$296
F-116	896 sq ft	Nov 2024	\$237,000	\$265

## Market Information



Verabella Falls: \$242/sq. ft.  
 Kendale Lakes: \$312/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Verabella Falls: 1%  
 Kendale Lakes: 1%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Verabella Falls: 61 days



Kendale Lakes  
Miami-Dade

55 days  
90 days