

Unit G-111 - Verabella Falls

G-111 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number: A11645034
 Status: Active
 Size: 1,133 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$290,000
 List PPSF: \$256
 Valuated Price: \$282,000
 Valuated PPSF: \$249

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: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

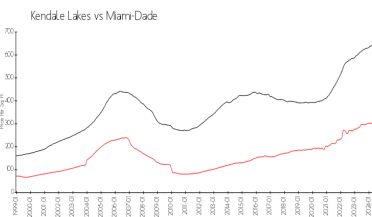
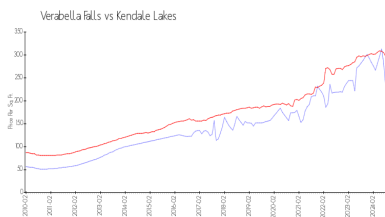
Building Association Information

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
F-116	896 sq ft	Nov 2024	\$237,000	\$265
A-107	896 sq ft	Sep 2024	\$223,000	\$249
C-410	1,132 sq ft	Aug 2024	\$247,000	\$218
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

Market Information



Verabella Falls: \$253/sq. ft.
 Kendale Lakes: \$293/sq. ft.
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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Verabella Falls: 40 days



Kendale Lakes
Miami-Dade

46 days
86 days