

# Unit C-PH2 - Verabella Falls

C-PH2 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11645359  
 Status: Active Under Contract  
 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: \$206,000  
 Valuated PPSF: \$259

*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

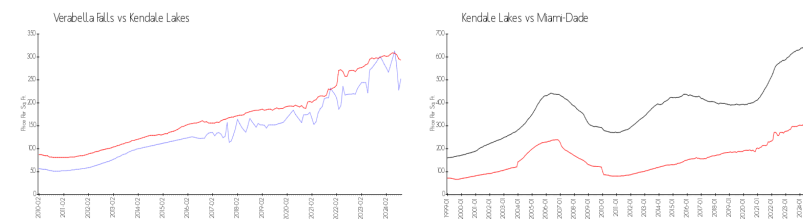
## Building Association Information

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.  
 Kendale Lakes: \$293/sq. ft.  
 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