

Unit 14931 SW 82nd Ln # 18-405 - Waterview Condos

14931 SW 82nd Ln # 18-405 - 14902-14971 SW 82nd Ln, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number: A11649805
 Status: Active
 Size: 912 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$280,000
 List PPSF: \$307
 Valuated Price: \$263,000
 Valuated PPSF: \$288

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: 375
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

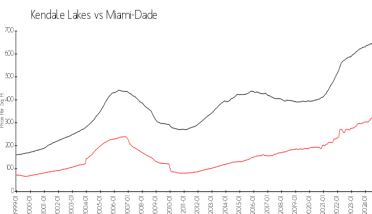
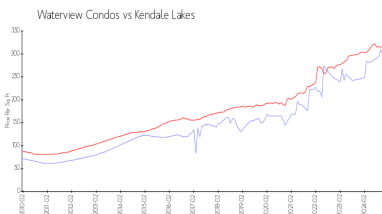
Building Association Information

Waterview Condos
 14961 SW 82nd Ln
 Miami, FL 33193
 (305) 387-8402

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15-203	1,030 sq ft	Dec 2024	\$286,500	\$278
16-104	912 sq ft	Nov 2024	\$280,000	\$307
10-104	944 sq ft	Oct 2024	\$288,000	\$305
19-109	912 sq ft	Sep 2024	\$265,000	\$291
17-305	912 sq ft	Jul 2024	\$270,000	\$296
9-204	1,130 sq ft	Jul 2024	\$290,000	\$257

Market Information



Waterview Condos: \$283/sq. ft.
 Kendale Lakes: \$312/sq. ft.

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

Inventory for Sale

Waterview Condos: 2%
 Kendale Lakes: 1%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

Waterview Condos	66 days
Kendale Lakes	55 days
Miami-Dade	91 days