

Unit 13269 SW 112th Ter - Courtyards at the Crossing

13269 SW 112th Ter - 11300-11432 SW 132 Ct, Kendale Lakes, FL, Miami-Dade 33186

Unit Information

MLS Number: A11655737
 Status: Active
 Size: 1,411 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$460,000
 List PPSF: \$326
 Valuated Price: \$356,000
 Valuated PPSF: \$248

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: 130
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

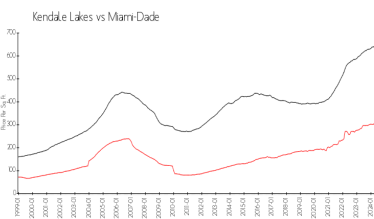
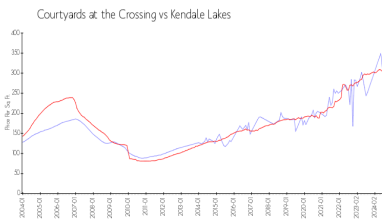
The Crossings
 Home Owners Association Inc.
 Address: 11578 SW 132 Ave
 Miami, FL 33186
 Office: (305)-387-0436
 Fax: (305) 387-0245

<http://www.thecrossingshoa.net/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13251	1,411 sq ft	Aug 2024	\$422,000	\$356
11232	1,253 sq ft	Mar 2024	\$397,000	\$317

Market Information



Courtyards at the Crossing:	\$248/sq. ft.	Kendale Lakes:	\$293/sq. ft.
Kendale Lakes:	\$293/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Courtyards at the Crossing 2%

Kendale Lakes	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Courtyards at the Crossing	41 days
Kendale Lakes	46 days
Miami-Dade	86 days