

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

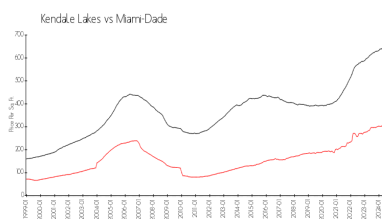
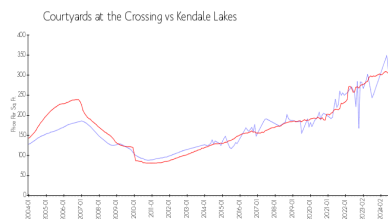
The Crossings
Home Owners Association Inc.
Address: 11578 SW 132 Ave
Miami, FL 33186
Office: (305)-387-0436
Fax: (305) 387-0245

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13251	1,411 sq ft	Aug 2024	\$422,000	
11232	1,253 sq ft	Jun 2024	\$502,000	\$356
		Mar 2024	\$397,000	\$317

Market Information



Courtyards at the Crossing: \$248/sq. ft.
Kendale Lakes: \$293/sq. ft.

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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