

# Unit 15241 SW 80th St # 307 - Kendall Lake Towers (1-4)

15241 SW 80th St # 307 - 15201 SW 80 St, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11658216                      |
| Status:         | Active                         |
| Size:           | 1,282 Sq ft.                   |
| Bedrooms:       | 4                              |
| Full Bathrooms: | 2                              |
| Half Bathrooms: |                                |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View:           |                                |
| List Price:     | \$370,000                      |
| List PPSF:      | \$289                          |
| Valuated Price: | \$345,000                      |
| Valuated PPSF:  | \$269                          |

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:                         | 254 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

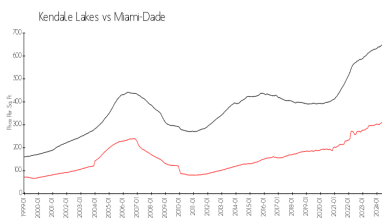
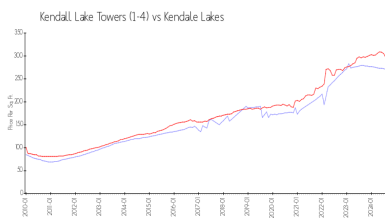
## Building Association Information

Kendall Lake Towers  
 15221 SW 80th St Office 102  
 Miami, FL 33193  
 Phone: (305) 388-0855

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 311    | 877 sq ft   | Oct 2024     | \$225,000  | \$257 |
| 305    | 1,282 sq ft | Feb 2024     | \$345,000  | \$269 |
| 303    | 887 sq ft   | Feb 2024     | \$250,000  | \$282 |

## Market Information



|                            |               |                |               |
|----------------------------|---------------|----------------|---------------|
| Kendall Lake Towers (1-4): | \$270/sq. ft. | Kendale Lakes: | \$293/sq. ft. |
| Kendale Lakes:             | \$293/sq. ft. | Miami-Dade:    | \$694/sq. ft. |

## Inventory for Sale

|                           |    |
|---------------------------|----|
| Kendall Lake Towers (1-4) | 2% |
| Kendale Lakes             | 1% |
| Miami-Dade                | 4% |

## Avg. Time to Close Over Last 12 Months

|                           |         |
|---------------------------|---------|
| Kendall Lake Towers (1-4) | 29 days |
|---------------------------|---------|



Kendale Lakes  
Miami-Dade

46 days  
86 days