

# Unit 8240 SW 149th Ct # 7-202 - Waterview Condos

8240 SW 149th Ct # 7-202 - 14902-14971 SW 82nd Ln, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11683876
Status:	Active
Size:	1,325 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$378,000
List PPSF:	\$285
Valuated Price:	\$352,000
Valuated PPSF:	\$266

*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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

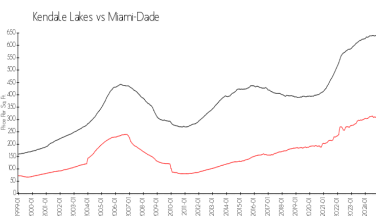
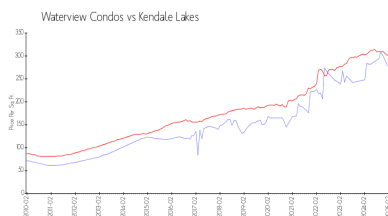
## Building Association Information

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: \$266/sq. ft.  
Kendale Lakes: \$292/sq. ft.

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Miami-Dade: \$685/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Waterview Condos	64 days
Kendale Lakes	60 days
Miami-Dade	94 days