Unit 14901 SW 82nd Ter # 1-104 - Waterview Condos

14901 SW 82nd Ter # 1-104 - 14902-14971 SW 82nd Ln, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

 MLS Number:
 A11683961

 Status:
 Active

 Size:
 944 Sq ft.

 Bedrooms:
 2

 Full Bathrooms:
 2

Full Bathrooms: Half Bathrooms:

Parking Spaces: 1 Space, Assigned Parking, Guest Parking

View:

 List Price:
 \$279,900

 List PPSF:
 \$297

 Valuated Price:
 \$264,000

 Valuated PPSF:
 \$280

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.



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



Kendule Lakes vs Mam-Dade

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 54 days Miami-Dade 91 days