

Unit E-308 - Verabella Falls

E-308 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number:	A11736486
Status:	Pending
Size:	828 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$249,900
List PPSF:	\$302
Valuated Price:	\$194,000
Valuated PPSF:	\$234

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:	449
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

Building Association Information

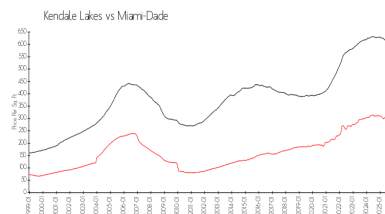
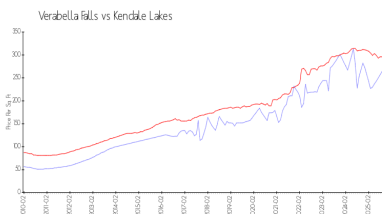
Verabella Falls Condominium Association
7100 Sw 99th Avenue # 102
Miami, FL 33173
Phone: (305) 380-1512

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E-412	1,293 sq ft	Dec 2025	\$260,000	\$201
C-104	828 sq ft	Nov 2025	\$190,000	\$229
E-215	828 sq ft	Oct 2025	\$182,000	\$220
C-201	828 sq ft	Sep 2025	\$205,000	\$248
A111	849 sq ft	Sep 2025	\$220,000	\$259

Market Information



Verabella Falls:	\$233/sq. ft.	Kendale Lakes:	\$293/sq. ft.
Kendale Lakes:	\$293/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Verabella Falls	2%
Kendale Lakes	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Verabella Falls
Kendale Lakes
Miami-Dade

51 days
50 days
77 days