

Verabella Falls, Miami

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-miami/verabella-falls/

BY THE NUMBERS

Median listed association fee	\$492 / month equivalent	16 active listings stating a fee; middle half \$468 to \$686
Miami median (same property type)	\$975 / month	4454 city listings
For sale today	17	5 under contract
Median asking price	\$225,000	asking range \$180,000 to \$335,000
Closed sales, September 2025 to August 2026	11	0 so far this month
Median sold price, same 12 months	\$205,000	sold range \$182,000 to \$260,000
Sold price vs original asking	87.3%	median across closed sales
Median recorded days on market (closed)	70	MLS cumulative days
Cash purchases	72.7%	of closed sales
Year built (listings)	1984	median 1984
Months of supply	18.5	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Water (75% of listings stating inclusions)
- Trash (56.2% of listings stating inclusions)
- Common areas (56.2% of listings stating inclusions)
- Sewer (43.8% of listings stating inclusions)
- Security (43.8% of listings stating inclusions)
- Structure maintenance (37.5% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 3 listings state it
- special assessment pending: 2 listings state it
- milestone inspection: 1 listing state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 6.1 mi
- Hospital: 1.2 mi (West Kendall Baptist Hospital)
- Golf: 2.1 mi
- Rail station: 7.8 mi (Dadeland South)
- Marina: 9.8 mi (Main Marina)
- Within 1 mile: 23 tennis courts, 6 parks, 5 grocery stores, 5 restaurants, 4 playgrounds

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Verabella Falls? Find out what your home is worth, with the same community data behind it:

pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at / condo-fees-miami/verabella-falls/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Verabella Falls after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.