

Unit 8185 NW 7th St # 214 - Fontainebleau Gardens 8075 8145&8165

8185 NW 7th St # 214 - 8075 NW 7 St, North Miami, FL, Miami-Dade 33126

Unit Information

MLS Number:	A11564343
Status:	Active
Size:	870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$289,000
List PPSF:	\$332
Valuated Price:	\$289,000
Valuated PPSF:	\$332

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

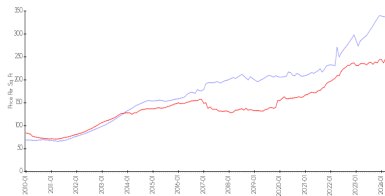
Number of units:	310
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Recent Sales

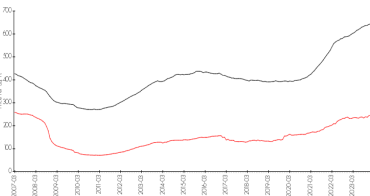
Unit #	Size	Closing Date	Sale Price	PPSF
317	870 sq ft	Apr 2024	\$285,000	\$328
403	870 sq ft	Apr 2024	\$260,000	\$299
101	867 sq ft	Mar 2024	\$285,000	\$329
221	867 sq ft	Dec 2023	\$297,500	\$343
101	867 sq ft	Dec 2023	\$283,000	\$326

Market Information

Fontainebleau Gardens 8075 8145&8165 vs North Miami



North Miami vs Miami-Dade



Fontainebleau Gardens 8075 8145&8165:	\$335/sq. ft.	North Miami:	\$239/sq. ft.
North Miami:	\$239/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Fontainebleau Gardens 8075 8145&8165	1%
North Miami	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Fontainebleau Gardens 8075 8145&8165	24 days
North Miami	81 days
Miami-Dade	81 days

