

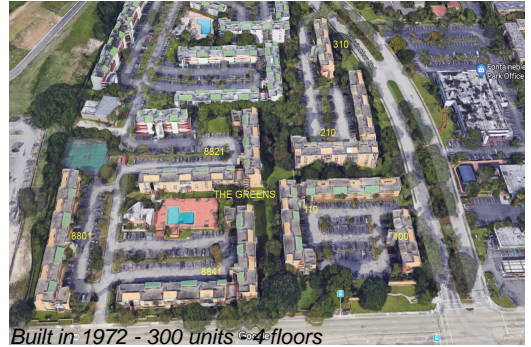
Unit 110 Fontainebleau Blvd # 104 - Greens (The)

110 Fontainebleau Blvd # 104 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number: A11568232
 Status: Active
 Size: 892 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$290,000
 List PPSF: \$325
 Valuated Price: \$263,000
 Valuated PPSF: \$295

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.



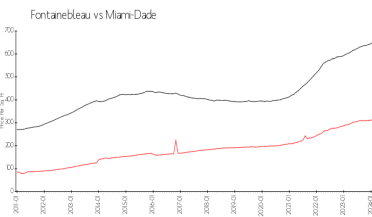
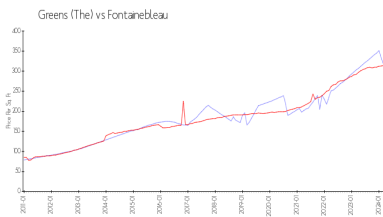
Building Information

Number of units: 300
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	620 sq ft	May 2024	\$200,000	\$323
402	900 sq ft	Jan 2024	\$320,000	\$356
313	900 sq ft	Oct 2023	\$315,000	\$350

Market Information



Greens (The): \$300/sq. ft.
 Fontainebleau: \$312/sq. ft.
 Fontainebleau: \$312/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Greens (The) 2%
 Fontainebleau 1%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Greens (The) 57 days
 Fontainebleau 33 days
 Miami-Dade 81 days