

# Unit 411 - Abbott Gardens

411 - 8101 Byron Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11573328  
 Status: Active  
 Size: 1,202 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$395,000  
 List PPSF: \$329  
 Valuated Price: \$375,000  
 Valuated PPSF: \$312

*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: 49  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

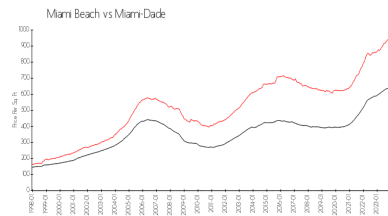
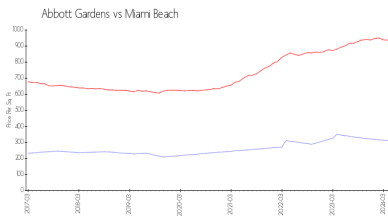
## Building Association Information

Abbott Gardens Condominium  
 Address: 8101 Byron Ave,  
 Miami Beach, FL 33141  
 Phone: +1 305-866-0119

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	1,402 sq ft	Oct 2023	\$465,000	\$332

## Market Information



Abbott Gardens:	\$311/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Abbott Gardens	2%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Abbott Gardens	113 days
Miami Beach	97 days



