

# Unit 8260 NW 10th St # G2 - Les Jardins

8260 NW 10th St # G2 - 8300 NW 10 St, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

MLS Number:	A11463390
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$450,000
List PPSF:	\$308
Valuated Price:	\$408,000
Valuated PPSF:	\$279

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.

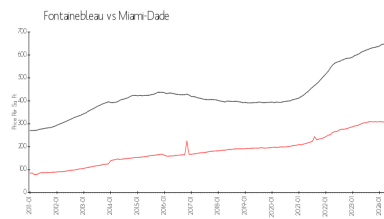
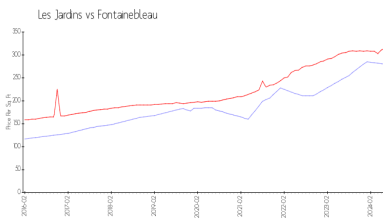
## Building Information

Number of units:	125
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7	1,250 sq ft	Jan 2024	\$356,000	\$285
1	1,250 sq ft	Dec 2023	\$350,000	\$280
7	1,460 sq ft	Aug 2023	\$373,000	\$255

## Market Information



Les Jardins: \$280/sq. ft.  
Fontainebleau: \$315/sq. ft.

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Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Les Jardins	3%
Fontainebleau	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Les Jardins	12 days
Fontainebleau	34 days
Miami-Dade	83 days

