

# Unit 301 - Fairchild (the)

301 - 3581 E Glencoe St, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11494910
Status:	Active
Size:	2,988 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$6,200,000
List PPSF:	\$2,075
Valuated Price:	\$4,782,000
Valuated PPSF:	\$1,600

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:	26
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	15%
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:	2

## Building Association Information

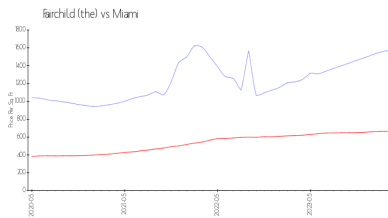
The Fairchild Condos in Coconut Grove  
305-726-4312

<https://www.fairchildcondos.com/>

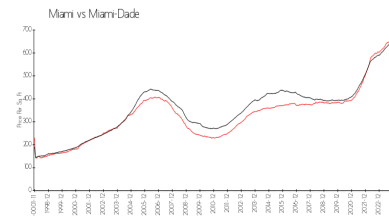
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH605	3,886 sq ft	Apr 2024	\$5,750,000	\$1,480
308	2,003 sq ft	Mar 2024	\$2,100,000	\$1,048
501	3,206 sq ft	May 2023	\$6,600,000	\$2,059

## Market Information



Fairchild (the): \$1571/sq. ft.  
Miami: \$665/sq. ft.

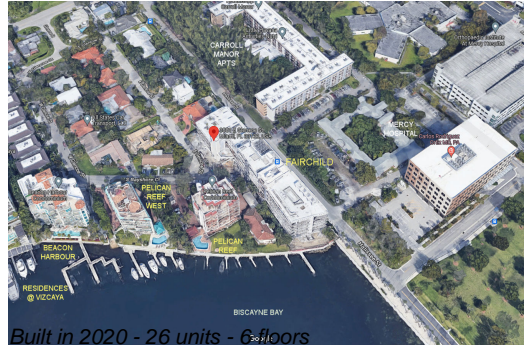


Miami: \$665/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Fairchild (the)	15%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Built in 2020 - 26 units - 6 floors

Fairchild (the)  
Miami  
Miami-Dade

128 days  
84 days  
81 days