

# Unit 8821 W Flagler St # 307 - Greens (The)

8821 W Flagler St # 307 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number:	A11504428
Status:	Pending
Size:	900 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$312,500
List PPSF:	\$347
Valuated Price:	\$287,000
Valuated PPSF:	\$319

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.

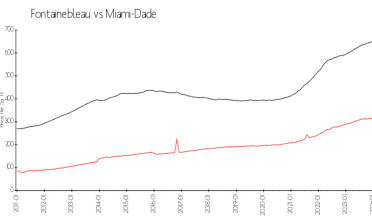
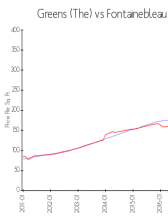
## Building Information

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:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	900 sq ft	Jan 2024	\$320,000	\$356
313	900 sq ft	Oct 2023	\$315,000	\$350
504	900 sq ft	May 2023	\$335,000	\$372

## Market Information



Greens (The): \$317/sq. ft.  
Fontainebleau: \$319/sq. ft.

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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Greens (The)	47 days
Fontainebleau	32 days
Miami-Dade	81 days

