

# Unit 154 - Fontainebleau Lakes Courtyards West

154 - 10012 NW 7 St, Doral, FL, Miami-Dade 33172

## Unit Information

MLS Number: A11510836  
 Status: Active  
 Size: 1,205 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking  
 View:  
 List Price: \$392,000  
 List PPSF: \$325  
 Valuated Price: \$372,000  
 Valuated PPSF: \$309

*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: 98  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

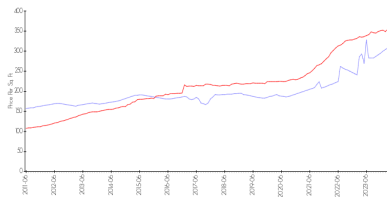
Fontainebleau Lakes Courtyard W  
 Condo Assoc  
 10012 NW 7th St  
 Miami, FL 33172  
 (305) 229-1617

## Recent Sales

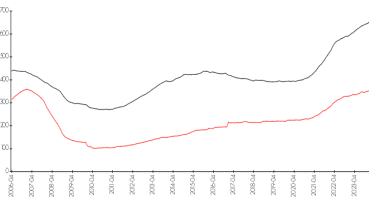
Unit #	Size	Closing Date	Sale Price	PPSF
207	1,445 sq ft	Feb 2024	\$415,000	\$287
207	1,445 sq ft	Sep 2023	\$410,000	\$284
102	1,491 sq ft	Jul 2023	\$420,000	\$282
206		Jun 2023	\$397,000	
101	1,491 sq ft	May 2023	\$400,000	\$268

## Market Information

Fontainebleau Lakes Courtyards West vs Doral



Doral vs Miami-Dade



Fontainebleau Lakes Courtyards West: \$308/sq. ft.  
 Doral: \$354/sq. ft.  
 Doral: \$354/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Fontainebleau Lakes Courtyards West 1%



Doral	2%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Fontainebleau Lakes Courtyards West	27 days
Doral	48 days
Miami-Dade	81 days