

# 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

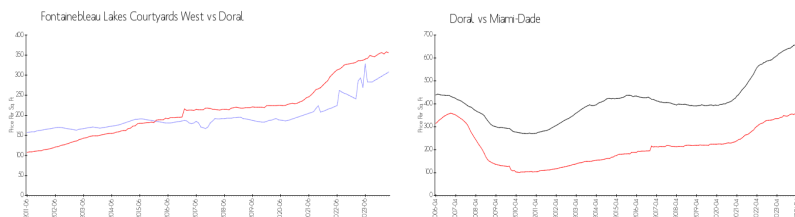
## Building Association Information

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:	\$308/sq. ft.	Doral:	\$356/sq. ft.
Doral:	\$356/sq. ft.	Miami-Dade:	\$698/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	47 days
Miami-Dade	81 days