

Unit 8251 NW 8th St # 416 - Azul at Fontainebleau 8251&8261

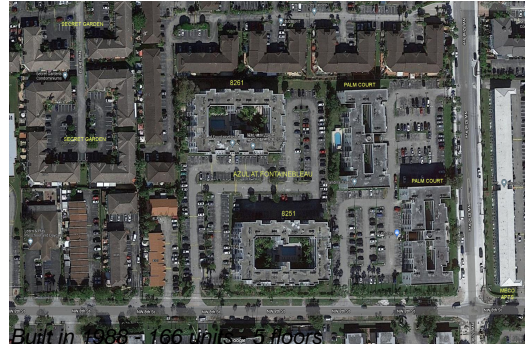
8251 NW 8th St # 416 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

Unit Information

MLS Number: A11528735
 Status: Active
 Size: 1,012 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Other Parking

View:
 List Price: \$340,000
 List PPSF: \$336
 Valuated Price: \$330,000
 Valuated PPSF: \$326

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.



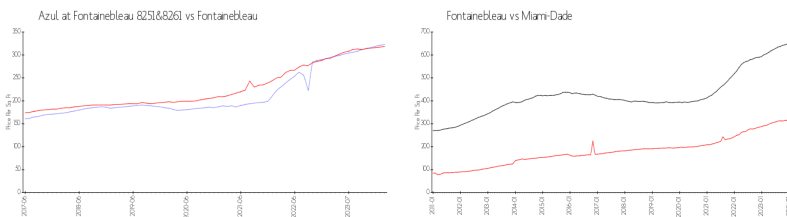
Building Information

Number of units: 166
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	734 sq ft	Mar 2024	\$215,000	\$293

Market Information



Azul at Fontainebleau 8251&8261:	\$323/sq. ft.	Fontainebleau:	\$319/sq. ft.
Fontainebleau:	\$319/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Azul at Fontainebleau 8251&8261: 2%
 Fontainebleau: 1%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Azul at Fontainebleau 8251&8261: 8 days
 Fontainebleau: 32 days
 Miami-Dade: 81 days