

# Unit 10895 NW 7th St # 23-28 - Terranova

10895 NW 7th St # 23-28 - 10801 - 10897 NW 7 St, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number:	A11537920
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Additional Spaces Available,Guest Parking
View:	
List Price:	\$340,000
List PPSF:	\$336
Valuated Price:	\$315,000
Valuated PPSF:	\$311

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:	320
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

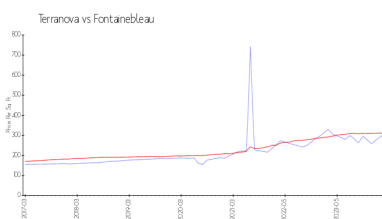
## Building Association Information

Terranova Condominium Association  
Address: 8600 NW 17th St #145,  
Miami, FL 33126  
Phone: +1 305-221-4826

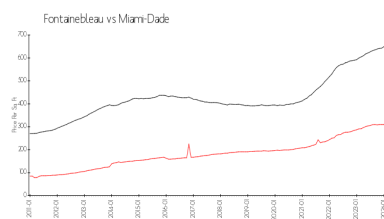
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13-27	1,215 sq ft	Apr 2024	\$325,000	\$267
15-11	1,215 sq ft	Mar 2024	\$340,000	\$280
12-28	1,215 sq ft	Jan 2024	\$315,000	\$259
21-42	1,215 sq ft	Nov 2023	\$360,000	\$296
15-12	1,012 sq ft	Aug 2023	\$301,000	\$297

## Market Information



Terranova: \$309/sq. ft.  
Fontainebleau: \$306/sq. ft.



Fontainebleau: \$306/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Terranova	1%
Fontainebleau	1%
Miami-Dade	3%



Built in 1983/1989 - 324 units - 2 floors

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

Terranova	46 days
Fontainebleau	33 days
Miami-Dade	81 days