

# 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: \$328,000  
 Valuated PPSF: \$324

*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

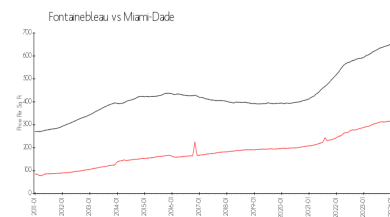
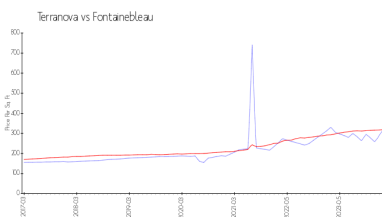
## Building Association Information

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: \$322/sq. ft.  
 Fontainebleau: \$319/sq. ft.  
 Fontainebleau: \$319/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Terranova 1%  
 Fontainebleau 1%  
 Miami-Dade 3%



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

Terranova	46 days
Fontainebleau	32 days
Miami-Dade	81 days