

Unit 113 - Bleau Grotto (9640&9660)

113 - 9440 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11543033
Status:	Active Under Contract
Size:	676 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Open Space Parking
View:	
List Price:	\$237,000
List PPSF:	\$351
Valuated Price:	\$212,000
Valuated PPSF:	\$314

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.

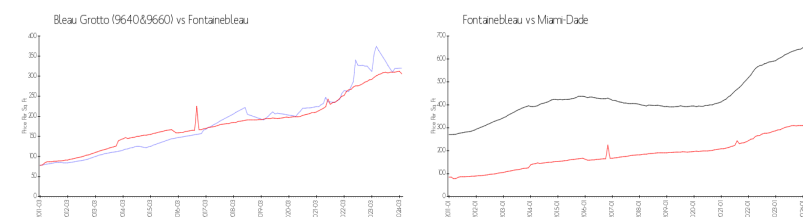
Building Information

Number of units:	170
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	676 sq ft	Apr 2024	\$220,000	\$325
507	676 sq ft	Jan 2024	\$220,000	\$325
530	990 sq ft	Dec 2023	\$305,000	\$308
217	984 sq ft	Dec 2023	\$309,000	\$314

Market Information



Bleau Grotto (9640&9660):	\$320/sq. ft.	Fontainebleau:	\$306/sq. ft.
Fontainebleau:	\$306/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Bleau Grotto (9640&9660)	1%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Bleau Grotto (9640&9660)	28 days
Fontainebleau	33 days
Miami-Dade	81 days

