

# 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: \$200,000  
 Valuated PPSF: \$296

*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.*

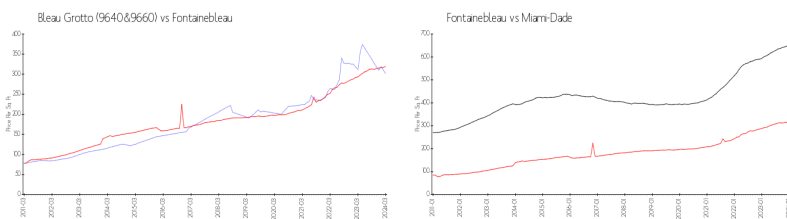
## Building Information

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: 5  
 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
414	676 sq ft	May 2023	\$255,000	\$377

## Market Information



Bleau Grotto (9640&9660):	\$301/sq. ft.	Fontainebleau:	\$319/sq. ft.
Fontainebleau:	\$319/sq. ft.	Miami-Dade:	\$703/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) 26 days  
 Fontainebleau 32 days  
 Miami-Dade 81 days

