

# Unit 5-207 - Coral Pointe Townhomes (1-16)

5-207 - 8540-8695 NW 6 Ln, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11550155  
 Status: Pending  
 Size: 676 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$260,000  
 List PPSF: \$385  
 Valuated Price: \$260,000  
 Valuated PPSF: \$385

*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: 326  
 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: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Coral Pointe Townhomes  
 Condominium Association, INC  
 8670 NW 6 Lane APT 100  
 Miami, FL 33172

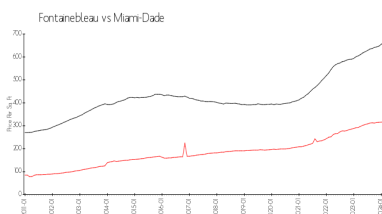
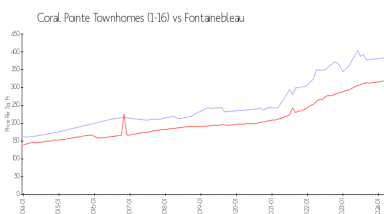
Atlas Property Management Services Inc  
 1450 NW 87 Avenue, #204  
 Doral, FL 33172  
 info@apmsi.com  
 Phone: (305) 715-2801  
 Fax: (305) 715-2802

<https://www.coralpointetownhomes.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4-102	845 sq ft	Mar 2024	\$340,000	\$402
5-103	608 sq ft	Jan 2024	\$254,900	\$419
12-209	859 sq ft	Sep 2023	\$325,000	\$378
7-206	859 sq ft	Aug 2023	\$338,000	\$393
16-203	859 sq ft	Jul 2023	\$349,400	\$407
4-203	859 sq ft	Jul 2023	\$320,000	\$373

## Market Information



Coral Pointe Townhomes (1-16):	\$383/sq. ft.	Fontainebleau:	\$319/sq. ft.
Fontainebleau:	\$319/sq. ft.	Miami-Dade:	\$703/sq. ft.

### **Inventory for Sale**

Coral Pointe Townhomes (1-16)	0%
Fontainebleau	1%
Miami-Dade	3%

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

Coral Pointe Townhomes (1-16)	11 days
Fontainebleau	32 days
Miami-Dade	81 days