

Unit 210 Fontainebleau Blvd # 403 - Greens (The)

210 Fontainebleau Blvd # 403 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11550888 |
| Status: | Active |
| Size: | 900 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$314,900 |
| List PPSF: | \$350 |
| Valuated Price: | \$290,000 |
| Valuated PPSF: | \$322 |

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.



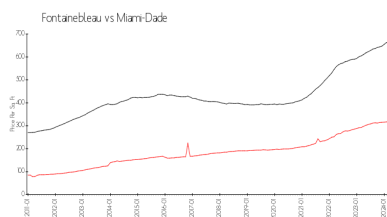
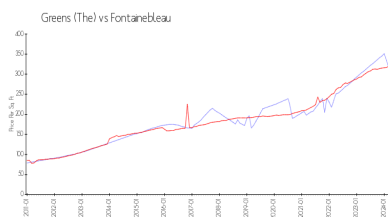
Building Information

| | |
|------------------------------------------|-----|
| Number of units: | 300 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 402 | 900 sq ft | Jan 2024 | \$320,000 | \$356 |
| 313 | 900 sq ft | Oct 2023 | \$315,000 | \$350 |
| 504 | 900 sq ft | May 2023 | \$335,000 | \$372 |
| 203 | 900 sq ft | Apr 2023 | \$275,000 | \$306 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Greens (The): | \$317/sq. ft. | Fontainebleau: | \$319/sq. ft. |
| Fontainebleau: | \$319/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Greens (The) | 2% |
| Fontainebleau | 1% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Greens (The) | 38 days |
| Fontainebleau | 32 days |
| Miami-Dade | 81 days |