

Unit 260 NW 109th Ave # 101 - Century Park West (210-230-260&290)

260 NW 109th Ave # 101 - 210 NW 109 Ave, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11553712
Status:	Pending
Size:	1,270 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$420,000
List PPSF:	\$331
Valuated Price:	\$390,000
Valuated PPSF:	\$307

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.



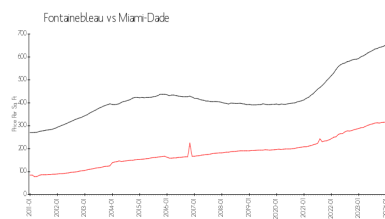
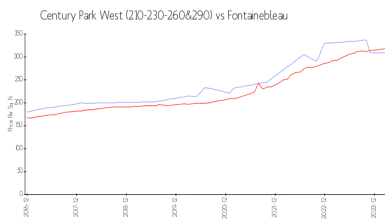
Building Information

Number of units:	135
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:	3
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,349 sq ft	Apr 2024	\$405,000	\$300
108	1,270 sq ft	Nov 2023	\$390,000	\$307
206	1,088 sq ft	Oct 2023	\$380,000	\$349
105	1,270 sq ft	Oct 2023	\$410,000	\$323

Market Information



Century Park West (210-230-260&290):	\$309/sq. ft.	Fontainebleau:	\$319/sq. ft.
Fontainebleau:	\$319/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Century Park West (210-230-260&290)	1%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Century Park West (210-230-260&290)	17 days
Fontainebleau	32 days
Miami-Dade	81 days