

Unit E307 - Soleil at Fontainebleau

E307 - 9701 Fontainebleau Blvd, Doral, FL, Miami-Dade 33172

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11555528 |
| Status: | Active |
| Size: | 933 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$320,000 |
| List PPSF: | \$343 |
| Valuated Price: | \$310,000 |
| Valuated PPSF: | \$332 |

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

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|--|-----|
| Number of units: | 266 |
| 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: | 6 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

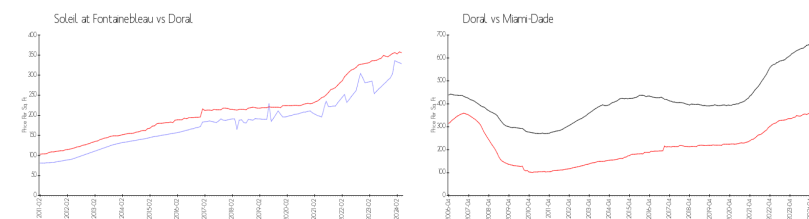
Building Association Information

Soleil Condo Association
9721 Fontainebleau Blvd
Miami, FL 33172
(305) 226-4003
(305) 227-1224
(305) 823-0071

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| E108 | 1,126 sq ft | Apr 2024 | \$355,000 | \$315 |
| A211 | 1,067 sq ft | Jan 2024 | \$360,000 | \$337 |
| G106 | 1,126 sq ft | Dec 2023 | \$340,000 | \$302 |
| C108 | 964 sq ft | Nov 2023 | \$260,000 | \$270 |
| F309 | 1,067 sq ft | Nov 2023 | \$340,000 | \$319 |

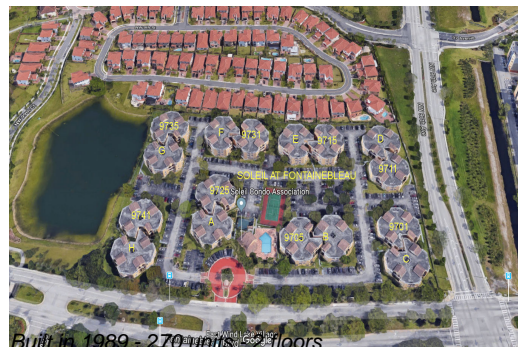
Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Soleil at Fontainebleau: | \$328/sq. ft. | Doral: | \$356/sq. ft. |
| Doral: | \$356/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Soleil at Fontainebleau | 0% |
| Doral | 2% |



| | |
|------------|----|
| Miami-Dade | 3% |
|------------|----|

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Soleil at Fontainebleau | 30 days |
| Doral | 47 days |
| Miami-Dade | 81 days |