

Unit 416 - Bleu Grotto (9640&9660)

416 - 9440 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11561556
Status:	Active
Size:	984 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$309,990
List PPSF:	\$315
Valuated Price:	\$327,000
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.

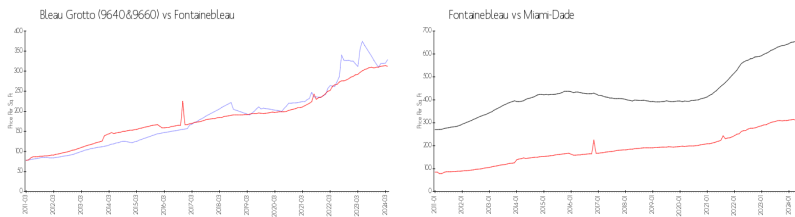
Building Information

Number of units:	170
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
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

Market Information



Bleu Grotto (9640&9660):	\$329/sq. ft.	Fontainebleau:	\$312/sq. ft.
Fontainebleau:	\$312/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Bleu Grotto (9640&9660)	1%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Bleu Grotto (9640&9660)	28 days
Fontainebleau	33 days
Miami-Dade	81 days

