

# Unit 8261 NW 8th St # 135 - Azul at Fontainebleau 8251&8261

8261 NW 8th St # 135 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

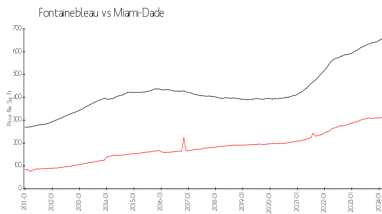
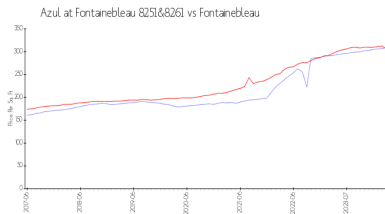
MLS Number:	A11562825
Status:	Active
Size:	992 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
Rental Price:	\$2,400
List PPSF:	\$2
Valuated Price:	\$300,000
Valuated PPSF:	\$302

*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:	166
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Market Information



Azul at Fontainebleau 8251&8261:	\$309/sq. ft.	Fontainebleau:	\$306/sq. ft.
Fontainebleau:	\$306/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Azul at Fontainebleau 8251&8261	2%
Fontainebleau	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Azul at Fontainebleau 8251&8261	8 days
Fontainebleau	33 days
Miami-Dade	81 days

