

# Unit 8640 SW 212th St # 306 - Le Club at Old Cutler Bay

8640 SW 212th St # 306 - 8500 SW 212 St, Cutler Bay, FL, Miami-Dade 33189

## Unit Information

MLS Number: A11563699  
 Status: Pending  
 Size: 1,113 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$299,000  
 List PPSF: \$269  
 Valuated Price: \$291,000  
 Valuated PPSF: \$261

*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: 332  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

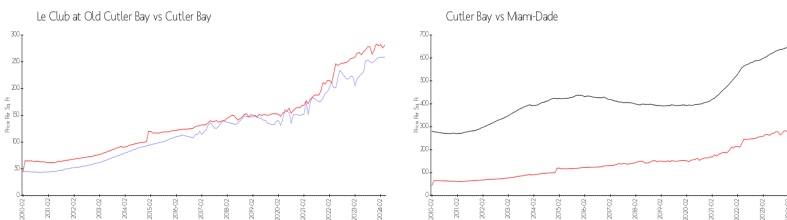
## Building Association Information

Le Club At Old Cutler  
 Condominium Association Inc  
 8630 SW 212th St,  
 Cutler Bay, FL 33189  
 (305) 252-2020

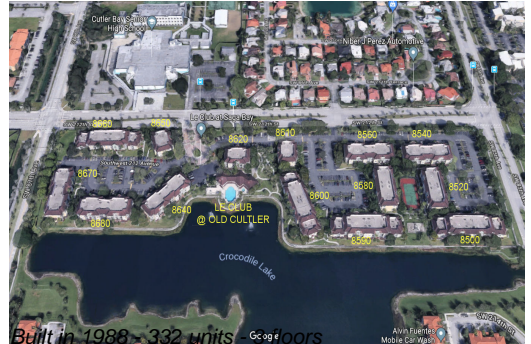
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	813 sq ft	Feb 2024	\$192,000	\$236
306	813 sq ft	Jan 2024	\$204,000	\$251
108	813 sq ft	Jan 2024	\$225,000	\$277
307	813 sq ft	Jan 2024	\$203,000	\$250
305	1,113 sq ft	Oct 2023	\$260,000	\$234
208	1,113 sq ft	Oct 2023	\$265,000	\$238
212	1,123 sq ft	Oct 2023	\$298,400	\$266

## Market Information



Le Club at Old Cutler Bay: \$259/sq. ft.  
 Cutler Bay: \$281/sq. ft.  
 Miami-Dade: \$694/sq. ft.



### **Inventory for Sale**

Le Club at Old Cutler Bay	1%
Cutler Bay	2%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Le Club at Old Cutler Bay	41 days
Cutler Bay	41 days
Miami-Dade	81 days