Unit 110 Fontainebleau Blvd # 104 - Greens (The)

110 Fontainebleau Blvd # 104 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

Built in 1972 - 300 units - 4 floors

Unit Information

MLS Number:	A11594416
Status:	Active
Size:	892 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	$262,200
List PPSF:	$294
Valuated Price:	$288,000
Valuated PPSF:	$323

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.
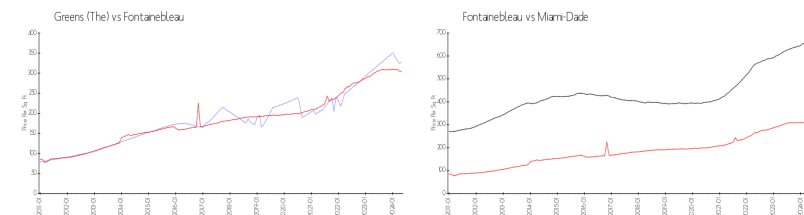
Building Information

Number of units:	300
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	2%
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:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	900 sq ft	Jun 2024	$285,000	$317
104	612 sq ft	May 2024	$230,000	$376
411	900 sq ft	May 2024	$255,000	$283
309	620 sq ft	May 2024	$200,000	$323
402	900 sq ft	Jan 2024	$320,000	$356

Market Information

Greens (The):	$327/sq. ft.		Fontainebleau:	$304/sq. ft.
Fontainebleau:	$304/sq. ft.		Miami-Dade:	$705/sq. ft.

Inventory for Sale

Greens (The)	2%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Greens (The)	48 days
Fontainebleau	35 days
Miami-Dade	82 days