

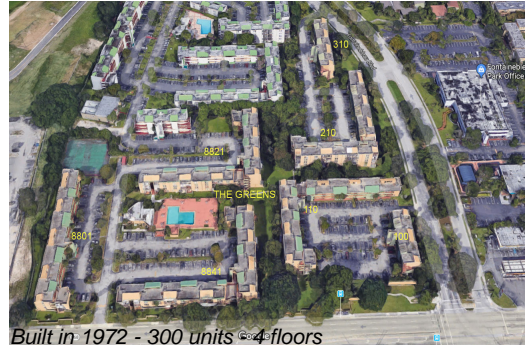
# Unit 110 Fontainebleau Blvd # 201 - Greens (The)

110 Fontainebleau Blvd # 201 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number: A11599946  
 Status: Active Under Contract  
 Size: 620 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$265,000  
 List PPSF: \$427  
 Valuated Price: \$202,000  
 Valuated PPSF: \$326

*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.*



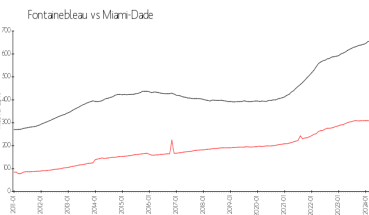
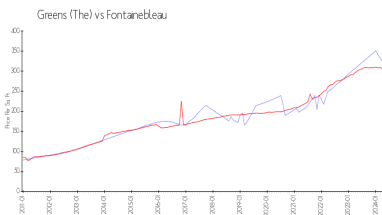
## Building Information

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