

Unit 8251 NW 8th St # 115 - Azul at Fontainebleau 8251&8261

8251 NW 8th St # 115 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11600384 |
| Status: | Active |
| Size: | 992 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$326,500 |
| List PPSF: | \$329 |
| Valuated Price: | \$295,000 |
| Valuated PPSF: | \$297 |

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.

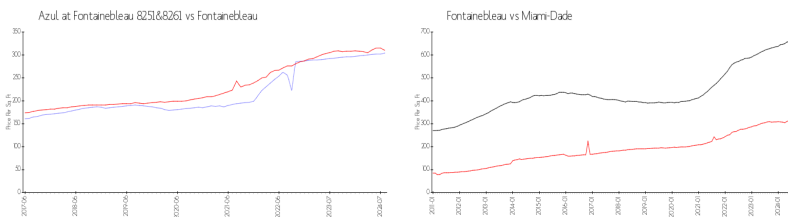
Building Information

| | |
|--|-----|
| Number of units: | 166 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 416 | 1,012 sq ft | Aug 2024 | \$310,000 | \$306 |
| 412 | 734 sq ft | Mar 2024 | \$215,000 | \$293 |

Market Information



| | | | |
|----------------------------------|---------------|----------------|---------------|
| Azul at Fontainebleau 8251&8261: | \$304/sq. ft. | Fontainebleau: | \$310/sq. ft. |
| Fontainebleau: | \$310/sq. ft. | Miami-Dade: | \$697/sq. ft. |

Inventory for Sale

| | |
|---------------------------------|----|
| Azul at Fontainebleau 8251&8261 | 3% |
| Fontainebleau | 1% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------|---------|
| Azul at Fontainebleau 8251&8261 | 73 days |
| Fontainebleau | 37 days |
| Miami-Dade | 84 days |

