

# Unit 508 - Bleu Grotto (9640&9660)

508 - 9440 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

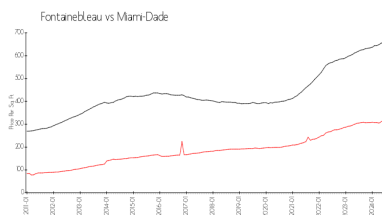
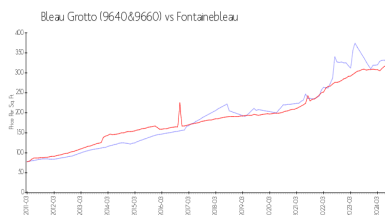
MLS Number:	A11604735
Status:	Active
Size:	676 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Spaces,Additional Spaces Available
View:	Lake,Tennis Court View
Rental Price:	\$2,200
List PPSF:	\$3
Valuated Price:	\$221,000
Valuated PPSF:	\$327

*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:	170
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Market Information



Bleu Grotto (9640&9660):	\$321/sq. ft.	Fontainebleau:	\$313/sq. ft.
Fontainebleau:	\$313/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Bleu Grotto (9640&9660)	2%
Fontainebleau	1%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Bleu Grotto (9640&9660)	43 days
Fontainebleau	38 days
Miami-Dade	85 days

