

# Unit 508 - Bleau Grotto (9640&9660)

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

## Unit Information

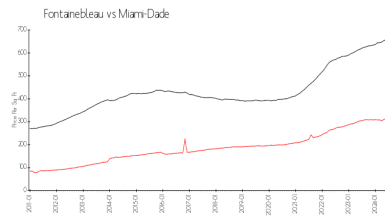
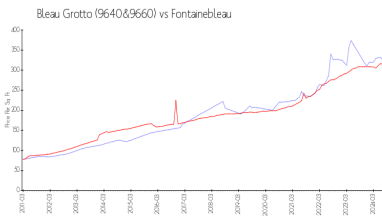
MLS Number: A11604735  
 Status: Active  
 Size: 676 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Additional Spaces Available  
 View: Lake, Tennis Court View  
 Rental Price: \$2,200  
 List PPSF: \$3  
 Valuated Price: \$221,000  
 Valuated PPSF: \$327

*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: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Market Information



Bleau Grotto (9640&9660):	\$321/sq. ft.	Fontainebleau:	\$311/sq. ft.
Fontainebleau:	\$311/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Bleau Grotto (9640&9660) 39 days  
 Fontainebleau 37 days  
 Miami-Dade 84 days

