

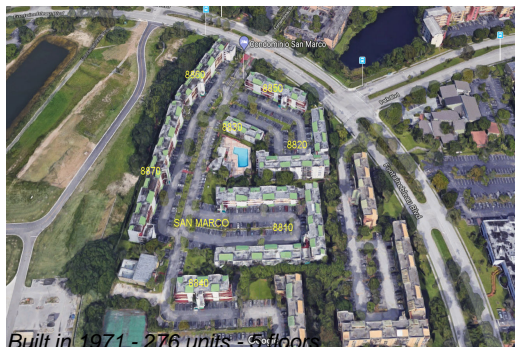
Unit 8860 Fontainebleau Blvd # 406 - San Marco (8810-8870)

8860 Fontainebleau Blvd # 406 - 8810 Fontainebleau, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number: A11605528
 Status: Active
 Size: 968 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$290,000
 List PPSF: \$300
 Valuated Price: \$286,000
 Valuated PPSF: \$295

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.



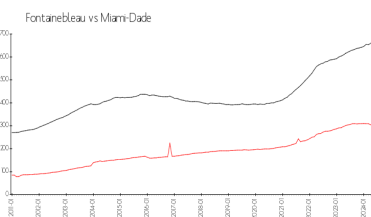
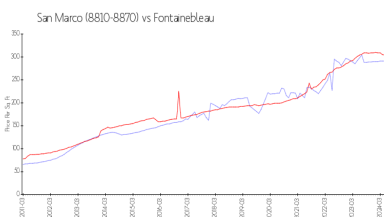
Building Information

Number of units: 275
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 505 | 968 sq ft | Aug 2023 | \$285,000 | \$294 |
| 506 | 968 sq ft | Jul 2023 | \$310,000 | \$320 |
| 104 | 968 sq ft | Jul 2023 | \$280,000 | \$289 |

Market Information



| | | | |
|------------------------|---------------|----------------|---------------|
| San Marco (8810-8870): | \$291/sq. ft. | Fontainebleau: | \$304/sq. ft. |
| Fontainebleau: | \$304/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

San Marco (8810-8870) 3%
 Fontainebleau 1%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

San Marco (8810-8870) 41 days
 Fontainebleau 34 days
 Miami-Dade 82 days