

# Unit 8821 W Flagler St # 107 - Greens (The)

8821 W Flagler St # 107 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number: A11608676  
 Status: Active Under Contract  
 Size: 892 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$314,500  
 List PPSF: \$353  
 Valuated Price: \$265,000  
 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.*

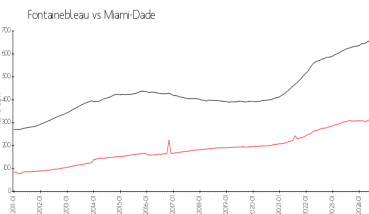
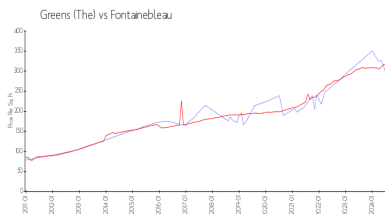
## Building Information

Number of units: 300  
 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: 9  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	900 sq ft	Sep 2024	\$230,000	\$256
206	900 sq ft	Aug 2024	\$270,000	\$300
201	620 sq ft	Jul 2024	\$250,000	\$403
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

## Market Information



Greens (The): \$302/sq. ft.  
 Fontainebleau: \$313/sq. ft.

Fontainebleau: \$313/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Greens (The) 2%  
 Fontainebleau 1%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Greens (The) 53 days  
 Fontainebleau 38 days  
 Miami-Dade 85 days

