

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.

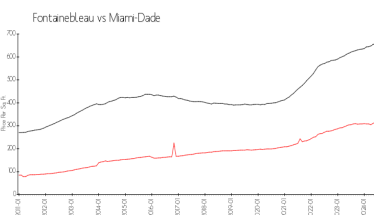
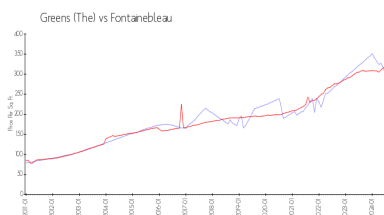
Building Information

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.

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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

