

# Unit 8170 NW 10th St # 1 - Grace Villas I-II&III

8170 NW 10th St # 1 - 8070 NW 10 St, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11628139  
 Status: Active  
 Size: 995 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$359,900  
 List PPSF: \$362  
 Valuated Price: \$349,000  
 Valuated PPSF: \$351

*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.*

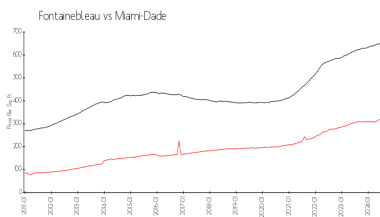
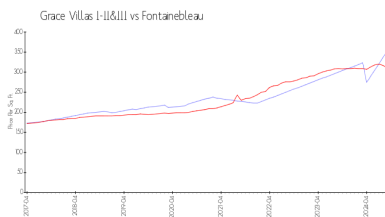
## Building Information

Number of units: 171  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 5  
 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
1	1,020 sq ft	Apr 2024	\$280,000	\$275
5	965 sq ft	Mar 2024	\$329,900	\$342
1	1,020 sq ft	Mar 2024	\$310,000	\$304
5	1,020 sq ft	Jan 2024	\$345,000	\$338
2	965 sq ft	Dec 2023	\$300,000	\$311

## Market Information



Grace Villas I-II&III: \$351/sq. ft.  
 Fontainebleau: \$311/sq. ft.  
 Fontainebleau: \$311/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grace Villas I-II&III: 1%  
 Fontainebleau: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Grace Villas I-II&III: 26 days  
 Fontainebleau: 41 days  
 Miami-Dade: 86 days

