

# 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

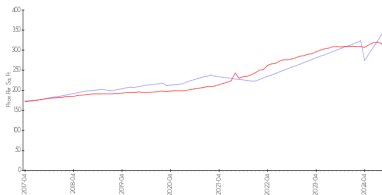
Number of units:	171
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Recent Sales

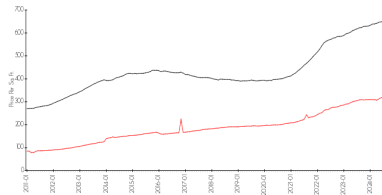
Unit #	Size	Closing Date	Sale Price	PPSF
1	1,020 sq ft	Apr 2024	\$280,000	\$275
5	965 sq ft	Mar 2024	\$329,900	\$342
1	1,020 sq ft	Mar 2024	\$310,000	\$304
5	1,020 sq ft	Jan 2024	\$345,000	\$338
2	965 sq ft	Dec 2023	\$300,000	\$311

## Market Information

Grace Villas I-II&III vs Fontainebleau



Fontainebleau vs Miami-Dade



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

