

Unit 8261 NW 8th St # 331 - Azul at Fontainebleau 8251&8261

8261 NW 8th St # 331 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

Unit Information

MLS Number: A11635377
 Status: Active
 Size: 940 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$289,000
 List PPSF: \$307
 Valuated Price: \$267,000
 Valuated PPSF: \$284

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.

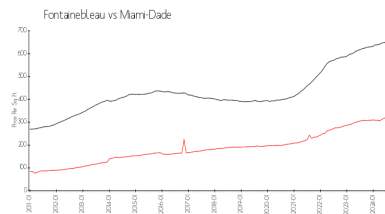
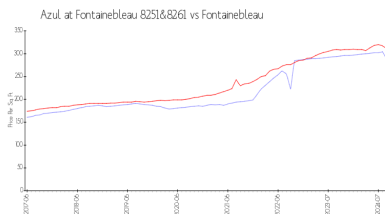
Building Information

Number of units: 166
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
416	1,012 sq ft	Aug 2024	\$310,000	\$306
412	734 sq ft	Mar 2024	\$215,000	\$293

Market Information



Azul at Fontainebleau 8251&8261:	\$285/sq. ft.	Fontainebleau:	\$311/sq. ft.
Fontainebleau:	\$311/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Azul at Fontainebleau 8251&8261: 3%
 Fontainebleau: 1%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Azul at Fontainebleau 8251&8261: 73 days
 Fontainebleau: 41 days
 Miami-Dade: 86 days

