

Unit 132 - Bleau Grotto (9640&9660)

132 - 9440 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number: A11659973
 Status: Active
 Size: 993 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Other Parking
 View:
 List Price: \$329,900
 List PPSF: \$332
 Valuated Price: \$310,000
 Valuated PPSF: \$312

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

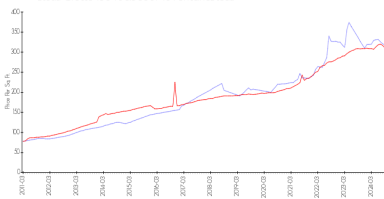
Number of units: 170
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Recent Sales

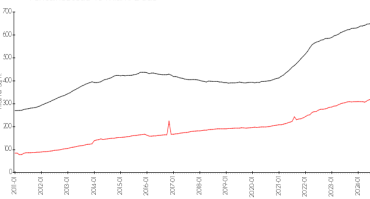
Unit #	Size	Closing Date	Sale Price	PPSF
501	990 sq ft	Sep 2024	\$309,000	\$312
326	685 sq ft	Aug 2024	\$220,000	\$321
113	676 sq ft	Jun 2024	\$220,000	\$325
212	676 sq ft	Apr 2024	\$220,000	\$325
507	676 sq ft	Jan 2024	\$220,000	\$325

Market Information

Bleau Grotto (9640&9660) vs Fontainebleau



Fontainebleau vs Miami-Dade



Bleau Grotto (9640&9660):	\$318/sq. ft.	Fontainebleau:	\$311/sq. ft.
Fontainebleau:	\$311/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Bleau Grotto (9640&9660) 1%
 Fontainebleau 1%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Bleau Grotto (9640&9660) 45 days
 Fontainebleau 41 days
 Miami-Dade 86 days

