

# Unit 107B - Park Place at Midway

107B - 7985 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11660957  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$369,000  
 List PPSF: \$410  
 Valuated Price: \$340,000  
 Valuated PPSF: \$378

*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

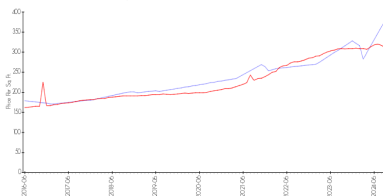
Number of units: 57  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Recent Sales

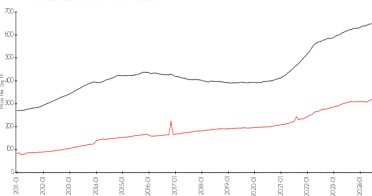
Unit #	Size	Closing Date	Sale Price	PPSF
113B	940 sq ft	Sep 2024	\$361,000	\$384
106C	1,260 sq ft	Sep 2024	\$367,200	\$291
105C	1,260 sq ft	Mar 2024	\$355,000	\$282
110	940 sq ft	Dec 2023	\$310,000	\$330

## Market Information

Park Place at Midway vs Fontainebleau



Fontainebleau vs Miami Dade



Park Place at Midway:	\$378/sq. ft.	Fontainebleau:	\$311/sq. ft.
Fontainebleau:	\$311/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Park Place at Midway: 5%  
 Fontainebleau: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Park Place at Midway: 46 days  
 Fontainebleau: 41 days  
 Miami-Dade: 86 days

