

Unit 8075 NW 7th St # 109 - Fontainebleau Gardens 8075 8145&8165

8075 NW 7th St # 109 - 8075 NW 7 St, North Miami, FL, Miami-Dade 33126

Unit Information

MLS Number: A11669745
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$310,000
 List PPSF: \$356
 Valuated Price: \$276,000
 Valuated PPSF: \$317

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.

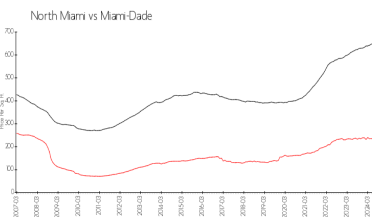
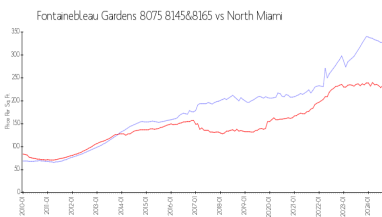
Building Information

Number of units: 310
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
410	870 sq ft	Oct 2024	\$264,000	\$303
411	870 sq ft	Sep 2024	\$295,000	\$339
311	870 sq ft	Aug 2024	\$290,000	\$333
111	867 sq ft	Aug 2024	\$312,500	\$360
111	867 sq ft	May 2024	\$267,500	\$309

Market Information



Fontainebleau Gardens 8075 8145&8165:	\$324/sq. ft.	North Miami:	\$229/sq. ft.
North Miami:	\$229/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Fontainebleau Gardens 8075 8145&8165 2%
 North Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Fontainebleau Gardens 8075 8145&8165 36 days
 North Miami 98 days
 Miami-Dade 86 days

