Unit 12-101 - Coral Pointe Townhomes (1-16)

12-101 - 8540-8695 NW 6 Ln, Fontainebleau, FL, Miami-Dade 33126

Unit Information

MLS Number:	A11671783
Status:	Active Under Contract
Size:	845 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking
View:	
List Price:	$350,000
List PPSF:	$414
Valuated Price:	$313,000
Valuated PPSF:	$370

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.

Built in 1987 - 326 units - 3 floors

Building Information

Number of units:	326
Number of active listings for rent:	0
Number of active listings for sale:	6
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

Building Association Information

Coral Pointe Townhomes
Condominium Association, INC
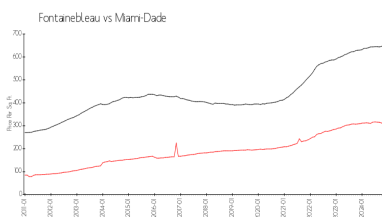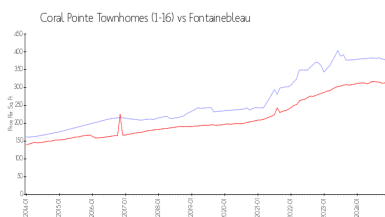8670 NW 6 Lane APT 100
Miami, FL 33172

Atlas Property Management Services Inc
1450 NW 87 Avenue, #204
Doral, FL 33172
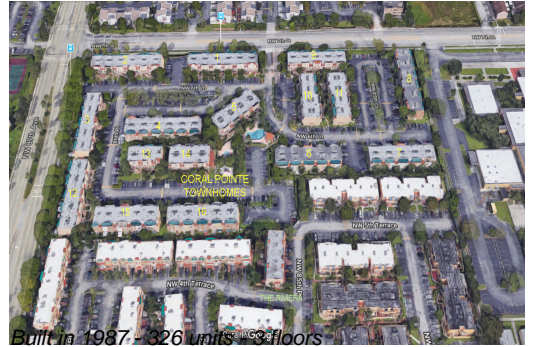info@apmsi.com
Phone: (305) 715-2801
Fax: (305) 715-2802

https://www.coralpointetownhomes.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6-103	845 sq ft	Dec 2024	$315,000	$373
1-204	859 sq ft	Sep 2024	$315,000	$367
4-210	859 sq ft	Aug 2024	$330,000	$384
5-207	676 sq ft	Jun 2024	$260,000	$385
4-104	845 sq ft	May 2024	$320,000	$379

Market Information

Coral Pointe Townhomes (1-16):	$373/sq. ft.	Fontainebleau:	$355/sq. ft.

Fontainebleau: $355/sq. ft.   Miami-Dade: $688/sq. ft.

Inventory for Sale

Coral Pointe Townhomes (1-16)	2%
Fontainebleau	1%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Coral Pointe Townhomes (1-16)	38 days
Fontainebleau	44 days
Miami-Dade	90 days