

# Unit 8240 SW 210th St # 306 - Saga Bay Gardens 8200-8240-8260

8240 SW 210th St # 306 - 8200 SW 210 St, Cutler Bay, FL, Miami-Dade 33189

## Unit Information

MLS Number: A11673788  
 Status: Pending  
 Size: 600 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$198,500  
 List PPSF: \$331  
 Valuated Price: \$166,000  
 Valuated PPSF: \$277

*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: 180  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

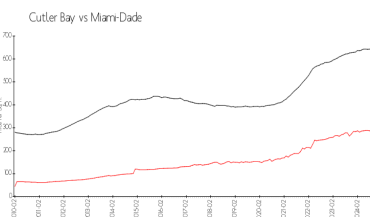
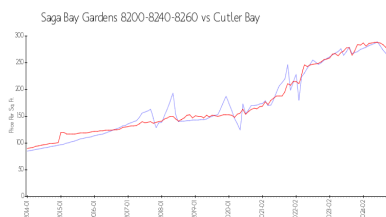
SAGA BAY HOMEOWNERS WEBSITE  
 Harbor Management Services, Inc.Community Plaza,  
 15600 SW 288 Street, Suite 406  
 Miami, FL, 33033  
 Phone: (305) 246-5867,  
 FAX: (305) 245-8020

<http://www.sagabayhoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	760 sq ft	Sep 2024	\$192,000	\$253
109	980 sq ft	Jul 2024	\$270,000	\$276
112	980 sq ft	Jul 2024	\$290,000	\$296
320	980 sq ft	Apr 2024	\$240,000	\$245
202	980 sq ft	Apr 2024	\$265,000	\$270

## Market Information



Saga Bay Gardens 8200-8240-8260: \$262/sq. ft.  
 Cutler Bay: \$275/sq. ft.

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 Miami-Dade: \$693/sq. ft.

## Inventory for Sale



Saga Bay Gardens 8200-8240-8260	3%
Cutler Bay	2%
Miami-Dade	4%

### **Avg. Time to Close Over Last 12 Months**

Saga Bay Gardens 8200-8240-8260	25 days
Cutler Bay	49 days
Miami-Dade	88 days