

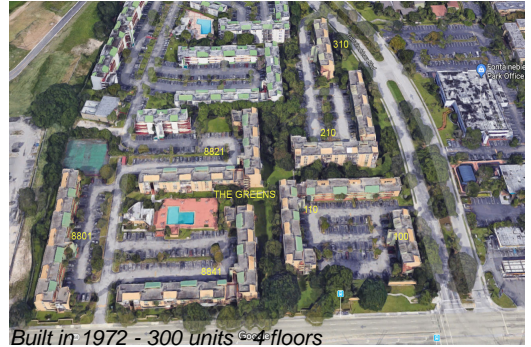
# Unit 210 Fontainebleau Blvd # 302 - Greens (The)

210 Fontainebleau Blvd # 302 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number: A11678602  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$293,500  
 List PPSF: \$326  
 Valuated Price: \$248,000  
 Valuated PPSF: \$276

*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.*



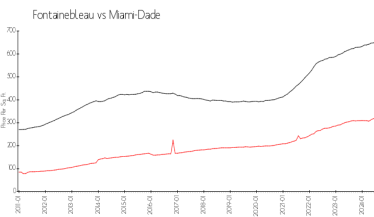
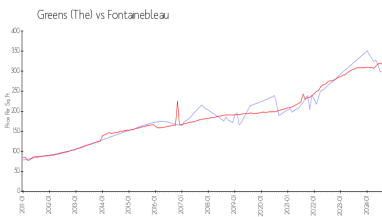
## Building Information

Number of units: 300  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	892 sq ft	Oct 2024	\$305,000	\$342
403	900 sq ft	Sep 2024	\$230,000	\$256
206	900 sq ft	Aug 2024	\$270,000	\$300
201	620 sq ft	Jul 2024	\$250,000	\$403
306	900 sq ft	Jun 2024	\$285,000	\$317

## Market Information



Greens (The): \$274/sq. ft.      Fontainebleau: \$311/sq. ft.  
 Fontainebleau: \$311/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Greens (The) 2%  
 Fontainebleau 1%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Greens (The) 51 days  
 Fontainebleau 41 days  
 Miami-Dade 86 days