

# Unit 8680 SW 212th St # 204 - Le Club at Old Cutler Bay

8680 SW 212th St # 204 - 8500 SW 212 St, Cutler Bay, FL, Miami-Dade 33189

## Unit Information

MLS Number:	A11680279
Status:	Active
Size:	1,113 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$295,000
List PPSF:	\$265
Valuated Price:	\$298,000
Valuated PPSF:	\$268

*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:	332
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:	4
Number of sales over the last 3 months:	2

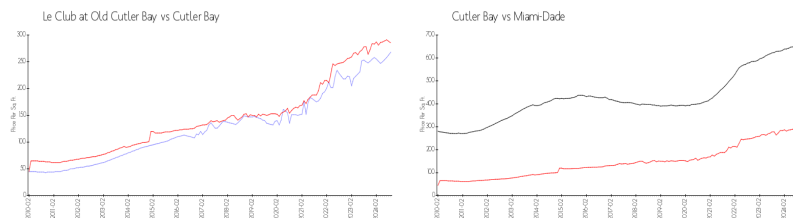
## Building Association Information

Le Club At Old Cutler  
Condominium Association Inc  
8630 SW 212th St,  
Cutler Bay, FL 33189  
(305) 252-2020

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,113 sq ft	Oct 2024	\$286,000	\$257
101		Sep 2024	\$295,000	
306	1,113 sq ft	Jun 2024	\$290,000	\$261
301	1,113 sq ft	Jun 2024	\$281,000	\$252
307	813 sq ft	Apr 2024	\$203,000	\$250

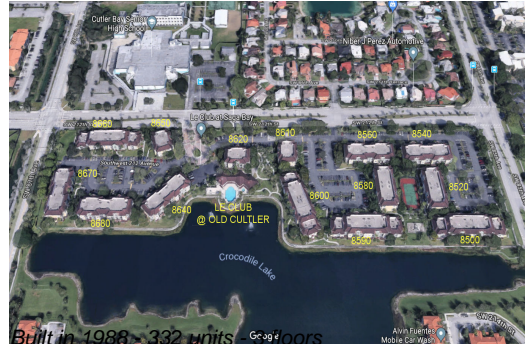
## Market Information



Le Club at Old Cutler Bay:	\$268/sq. ft.	Cutler Bay:	\$285/sq. ft.
Cutler Bay:	\$285/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Le Club at Old Cutler Bay	2%
Cutler Bay	2%
Miami-Dade	4%



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

Le Club at Old Cutler Bay	37 days
Cutler Bay	51 days
Miami-Dade	87 days