

# 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

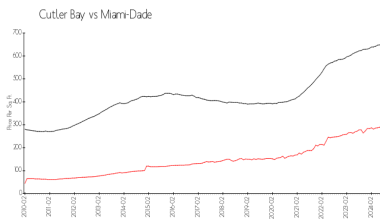
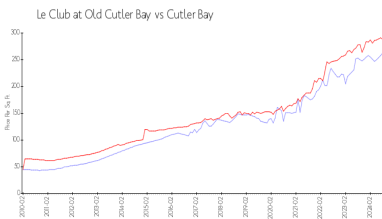
## Building Association Information

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

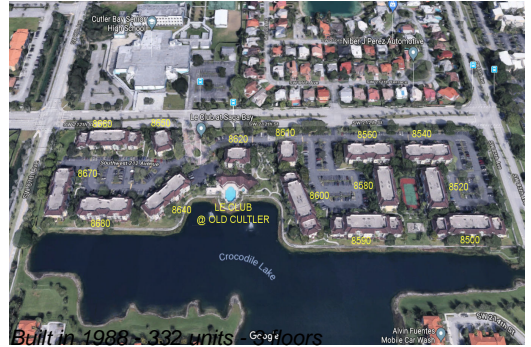
## Market Information



Le Club at Old Cutler Bay: \$268/sq. ft.  
 Cutler Bay: \$285/sq. ft.  
 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