

# Unit 8261 NW 8th St # 228 - Azul at Fontainebleau 8251&8261

8261 NW 8th St # 228 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

MLS Number:	F10439461
Status:	Pending
Size:	992 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Other View
List Price:	\$325,000
List PPSF:	\$328
Valuated Price:	\$298,000
Valuated PPSF:	\$300

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.

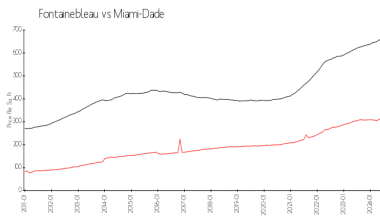
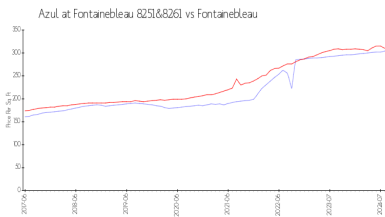
## Building Information

Number of units:	166
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
416	1,012 sq ft	Aug 2024	\$310,000	\$306
412	734 sq ft	Mar 2024	\$215,000	\$293

## Market Information



Azul at Fontainebleau 8251&8261:	\$304/sq. ft.	Fontainebleau:	\$310/sq. ft.
Fontainebleau:	\$310/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Azul at Fontainebleau 8251&8261	3%
Fontainebleau	1%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Azul at Fontainebleau 8251&8261	73 days
Fontainebleau	37 days
Miami-Dade	84 days

