

# Unit 501 - Bleau Grotto (9640&9660)

501 - 9440 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number: F10445115  
 Status: Active Under Contract  
 Size: 990 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View: Other View  
 List Price: \$309,000  
 List PPSF: \$312  
 Valuated Price: \$324,000  
 Valuated PPSF: \$327

*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.*

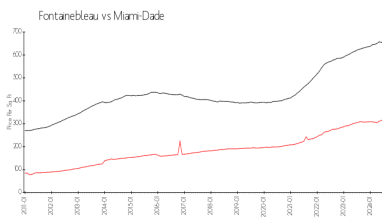
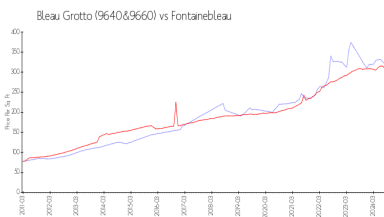
## Building Information

Number of units: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 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: 2

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 326    | 685 sq ft | Aug 2024     | \$220,000  | \$321 |
| 113    | 676 sq ft | Jun 2024     | \$220,000  | \$325 |
| 212    | 676 sq ft | Apr 2024     | \$220,000  | \$325 |
| 507    | 676 sq ft | Jan 2024     | \$220,000  | \$325 |
| 530    | 990 sq ft | Dec 2023     | \$305,000  | \$308 |
| 217    | 984 sq ft | Dec 2023     | \$309,000  | \$314 |

## Market Information



|                           |               |                |               |
|---------------------------|---------------|----------------|---------------|
| Bleau Grotto (9640&9660): | \$321/sq. ft. | Fontainebleau: | \$310/sq. ft. |
| Fontainebleau:            | \$310/sq. ft. | Miami-Dade:    | \$697/sq. ft. |

## Inventory for Sale

Bleau Grotto (9640&9660) 2%  
 Fontainebleau 1%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Bleau Grotto (9640&9660) 39 days  
 Fontainebleau 37 days  
 Miami-Dade 84 days

