

# Unit 8145 NW 7th St # 320 - Fontainebleau Gardens 8075 8145&8165

8145 NW 7th St # 320 - 8075 NW 7 St, North Miami, FL, Miami-Dade 33126

## Unit Information

MLS Number:	F10466537
Status:	Active
Size:	870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Other View
List Price:	\$269,900
List PPSF:	\$310
Valuated Price:	\$282,000
Valuated PPSF:	\$324

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.

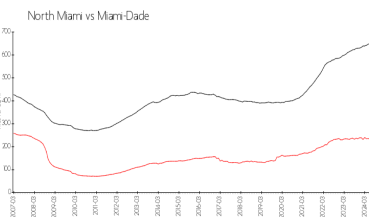
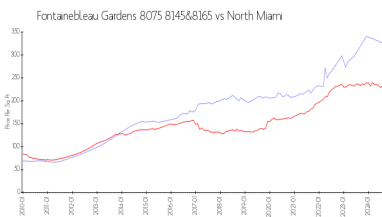
## Building Information

Number of units:	310
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
410	870 sq ft	Oct 2024	\$264,000	\$303
411	870 sq ft	Sep 2024	\$295,000	\$339
311	870 sq ft	Aug 2024	\$290,000	\$333
111	867 sq ft	Aug 2024	\$312,500	\$360
111	867 sq ft	May 2024	\$267,500	\$309

## Market Information



Fontainebleau Gardens 8075 8145&8165:	\$324/sq. ft.	North Miami:	\$229/sq. ft.
North Miami:	\$229/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Fontainebleau Gardens 8075 8145&8165	2%
North Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Fontainebleau Gardens 8075 8145&8165	36 days
North Miami	98 days
Miami-Dade	86 days

