

Unit 10257 NW 9th St Cir # 214-10 - West Fontaine (10227-10257)

10257 NW 9th St Cir # 214-10 - 10227 NW 9 St Cir, Doral, FL, Miami-Dade 33172

Unit Information

MLS Number:	F10467585
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$319,500
List PPSF:	\$320
Valuated Price:	\$295,000
Valuated PPSF:	\$295

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:	301
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

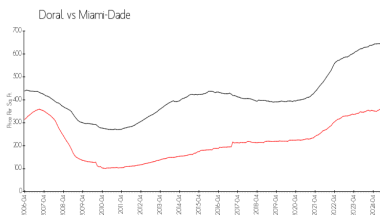
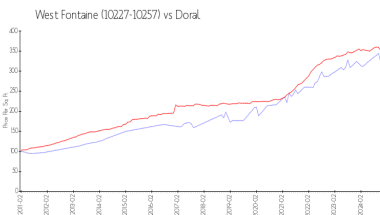
West Fontaine Condo
 Condominium Management
 10253 NW 9th Street Cir,
 Miami, FL 33172
 (305) 552-0760

<http://westfontaine.org/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108-2	1,000 sq ft	Jan 2025	\$319,000	\$319
204-6	958 sq ft	Dec 2024	\$317,800	\$332
206-3	958 sq ft	Oct 2024	\$339,990	\$355
106-1	1,000 sq ft	Sep 2024	\$330,000	\$330
114-2	1,000 sq ft	Feb 2024	\$305,000	\$305

Market Information



West Fontaine (10227-10257):	\$300/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

West Fontaine (10227-10257) 3%



Doral	3%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

West Fontaine (10227-10257)	79 days
Doral	65 days
Miami-Dade	90 days