

Unit 8821 W Flagler St # 107 - Greens (The)

8821 W Flagler St # 107 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11550784
Status:	Active
Size:	892 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$319,500
List PPSF:	\$358
Valuated Price:	\$263,000
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

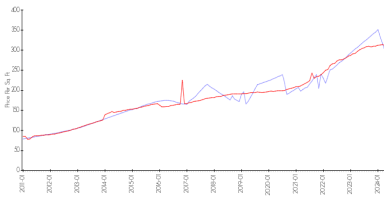
Number of units:	300
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

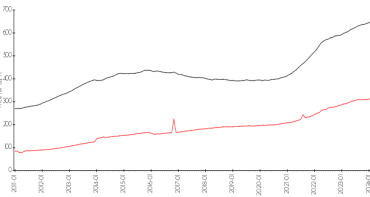
Unit #	Size	Closing Date	Sale Price	PPSF
309	620 sq ft	May 2024	\$200,000	\$323
402	900 sq ft	Jan 2024	\$320,000	\$356
313	900 sq ft	Oct 2023	\$315,000	\$350

Market Information

Greens (The) vs Fontainebleau



Fontainebleau vs Miami-Dade



Greens (The): \$300/sq. ft.
Fontainebleau: \$312/sq. ft.

Fontainebleau: \$312/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Greens (The)	2%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Greens (The)	57 days
Fontainebleau	33 days
Miami-Dade	81 days

