

Unit 8145 NW 7th St # 414 - Fontainebleau Gardens 8075 8145&8165

8145 NW 7th St # 414 - 8075 NW 7 St, North Miami, FL, Miami-Dade 33126

Unit Information

MLS Number: A11574626
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$315,000
 List PPSF: \$362
 Valuated Price: \$295,000
 Valuated PPSF: \$339

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

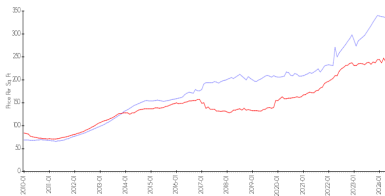
Number of units: 310
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Recent Sales

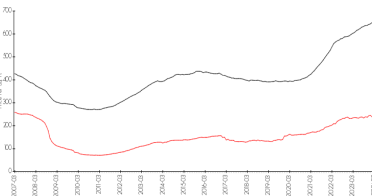
Unit #	Size	Closing Date	Sale Price	PPSF
317	870 sq ft	Apr 2024	\$285,000	\$328
403	870 sq ft	Apr 2024	\$260,000	\$299
101	867 sq ft	Mar 2024	\$285,000	\$329
221	867 sq ft	Dec 2023	\$297,500	\$343
101	867 sq ft	Dec 2023	\$283,000	\$326

Market Information

Fontainebleau Gardens 8075 8145&8165 vs North Miami



North Miami vs Miami-Dade



Fontainebleau Gardens 8075 8145&8165:	\$335/sq. ft.	North Miami:	\$239/sq. ft.
North Miami:	\$239/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Fontainebleau Gardens 8075 8145&8165 2%
 North Miami 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Fontainebleau Gardens 8075 8145&8165 24 days
 North Miami 80 days
 Miami-Dade 81 days

