

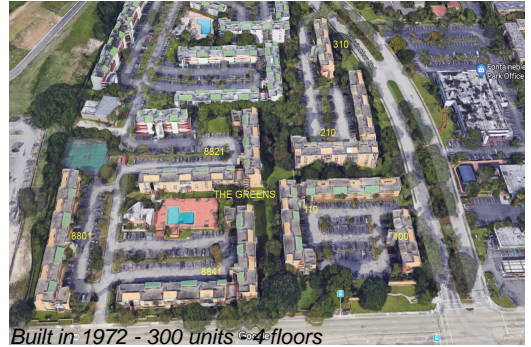
# Unit 310 Fontainebleau Blvd # 203 - Greens (The)

310 Fontainebleau Blvd # 203 - 8801 W Flagler St, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number:	A11513616
Status:	Active
Size:	900 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$285,000
List PPSF:	\$317
Valuated Price:	\$268,000
Valuated PPSF:	\$298

*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.*



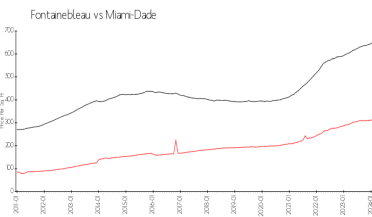
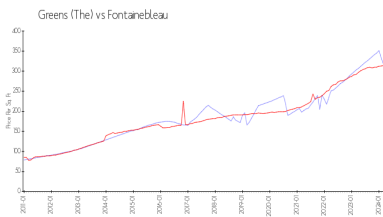
## Building Information

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):	\$300/sq. ft.	Fontainebleau:	\$312/sq. ft.
Fontainebleau:	\$312/sq. ft.	Miami-Dade:	\$695/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