

Unit 8261 NW 8th St # 136 - Azul at Fontainebleau 8251&8261

8261 NW 8th St # 136 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

Unit Information

MLS Number: A11569913
 Status: Active
 Size: 992 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$330,000
 List PPSF: \$333
 Valuated Price: \$300,000
 Valuated PPSF: \$302

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.

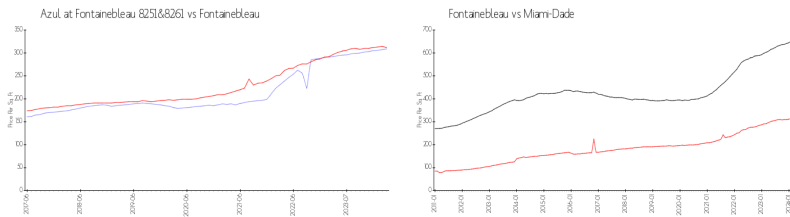
Building Information

Number of units: 166
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 2
 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
412	734 sq ft	Mar 2024	\$215,000	\$293

Market Information



Azul at Fontainebleau 8251&8261:	\$309/sq. ft.	Fontainebleau:	\$312/sq. ft.
Fontainebleau:	\$312/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Azul at Fontainebleau 8251&8261	3%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Azul at Fontainebleau 8251&8261	8 days
Fontainebleau	33 days
Miami-Dade	81 days

