

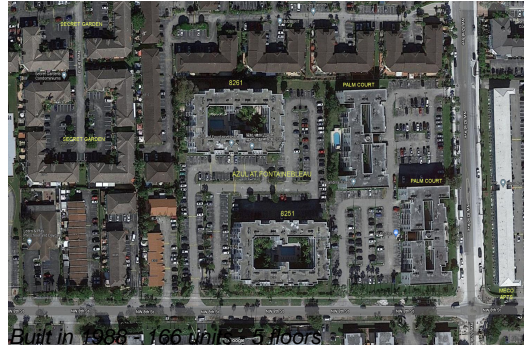
Unit 8261 NW 8th St # 328 - Azul at Fontainebleau 8251&8261

8261 NW 8th St # 328 - 8251 NW 8 St, Fontainebleau, FL, Miami-Dade 33126

Unit Information

MLS Number: A11563330
 Status: Active
 Size: 992 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Open Space Parking
 View:
 List Price: \$317,000
 List PPSF: \$320
 Valuated Price: \$306,000
 Valuated PPSF: \$308

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.



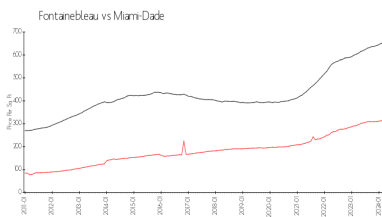
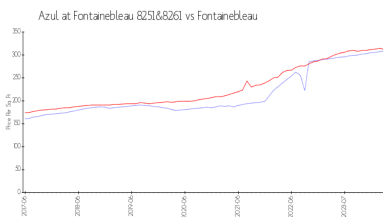
Building Information

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:	\$695/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