

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:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Open Space Parking
View:	
List Price:	\$317,000
List PPSF:	\$320
Valuated Price:	\$303,000
Valuated PPSF:	\$305

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.

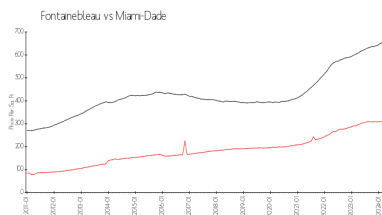
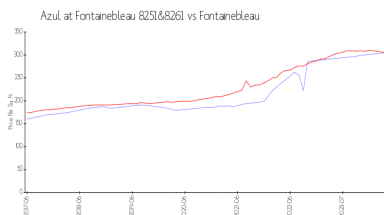
Building Information

Number of units:	166
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
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:	\$306/sq. ft.
Fontainebleau:	\$303/sq. ft.

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Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Azul at Fontainebleau 8251&8261	2%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Azul at Fontainebleau 8251&8261	8 days
Fontainebleau	34 days
Miami-Dade	81 days

