

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.

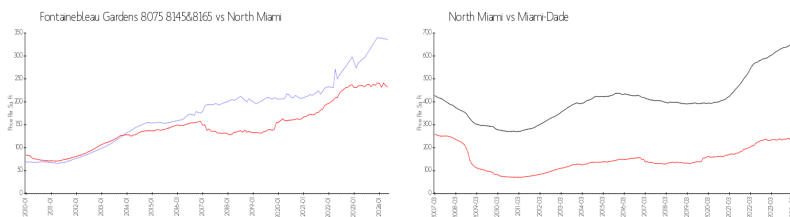
Building Information

Number of units:	310
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
111	867 sq ft	May 2024	\$267,500	\$309
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:	\$335/sq. ft.	North Miami:	\$232/sq. ft.
North Miami:	\$232/sq. ft.	Miami-Dade:	\$703/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	32 days
North Miami	84 days

