

# 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.*

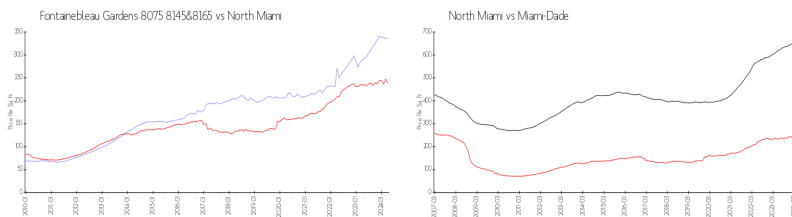
## Building Information

Number of units: 310  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$239/sq. ft.
North Miami:	\$239/sq. ft.	Miami-Dade:	\$695/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: 24 days  
 North Miami: 81 days  
 Miami-Dade: 81 days

