

# Unit 311B-2 - Peninsula at International Gardens 1&2

311B-2 - 1300 SW 122 Ave, Tamiami, FL, Miami-Dade 33184

## Unit Information

MLS Number:	A11512880
Status:	Pending
Size:	855 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$230,000
List PPSF:	\$269
Valuated Price:	\$237,000
Valuated PPSF:	\$277



Built in 1984 - 196 units - 4 floors

*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:	196
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

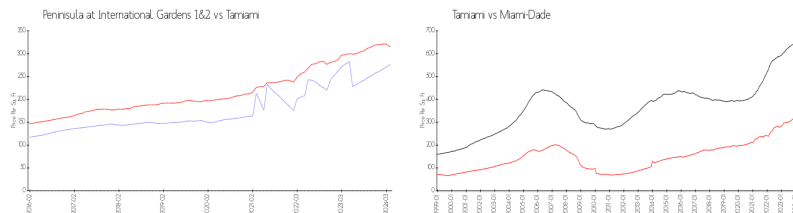
## Building Association Information

Peninsula Association Inc?  
1350 SW 122nd Ave,  
Miami, FL 33184  
(305) 551-3500

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	1,170 sq ft	Dec 2023	\$280,000	\$239
102-2	1,170 sq ft	Dec 2023	\$277,100	\$237
210-2	1,170 sq ft	Nov 2023	\$300,000	\$256
315	1,170 sq ft	Nov 2023	\$290,000	\$248
117-2	1,170 sq ft	Jul 2023	\$320,000	\$274
111A-2	855 sq ft	Jul 2023	\$320,000	\$374
205	1,170 sq ft	Jul 2023	\$299,000	\$256

## Market Information



Peninsula at International Gardens 1&2:	\$276/sq. ft.	Tamiami:	\$315/sq. ft.
Tamiami:	\$315/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Peninsula at International Gardens 1&2	4%
Tamiami	2%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Peninsula at International Gardens 1&2	46 days
Tamiami	32 days
Miami-Dade	81 days