

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:	\$240,000
Valuated PPSF:	\$281



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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

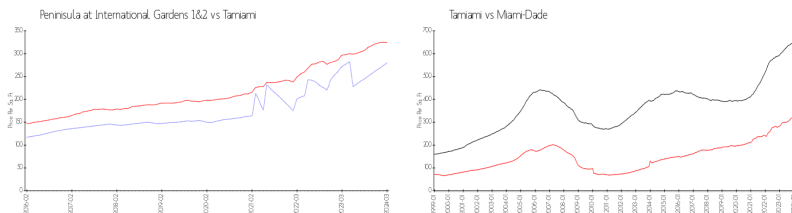
Building Association Information

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:	\$280/sq. ft.	Tamiami:	\$324/sq. ft.
Tamiami:	\$324/sq. ft.	Miami-Dade:	\$703/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	40 days
Tamiami	31 days
Miami-Dade	81 days