

# Unit 6-B - Carolynn Townhouse

6-B - 11 SW 52 Ave, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number:	A11593915
Status:	Closed
Size:	797 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Other Parking
View:	
List Price:	\$255,000
List PPSF:	\$320
Valuated Price:	\$260,000
Valuated PPSF:	\$326

*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.*

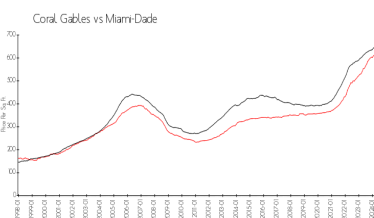
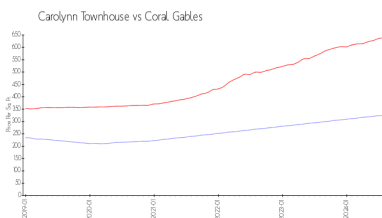
## Building Information

Number of units:	31
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	6%
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
6B	797 sq ft	Aug 2024	\$250,000	\$314
3B	531 sq ft	May 2024	\$165,000	\$311

## Market Information



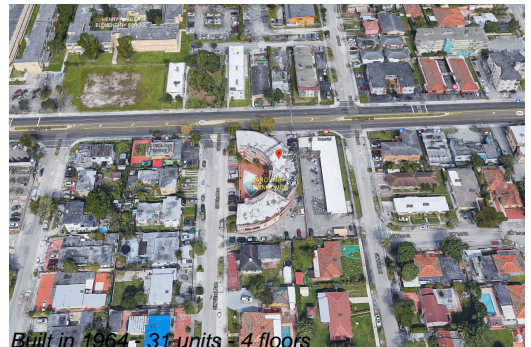
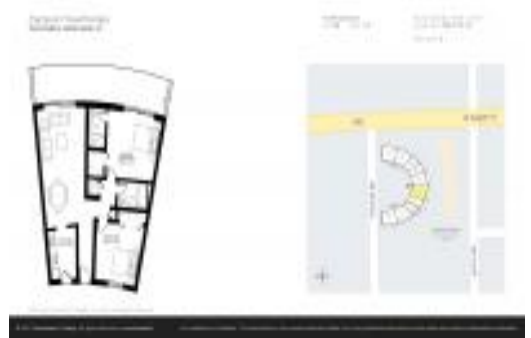
Carolynn Townhouse:	\$326/sq. ft.	Coral Gables:	\$639/sq. ft.
Coral Gables:	\$639/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Carolynn Townhouse	6%
Coral Gables	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Carolynn Townhouse	186 days
Coral Gables	66 days
Miami-Dade	85 days



Built in 1964 - 31 units - 4 floors