

# Unit 706 - Coral Palms

706 - 2400 SW 3 Ave, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11594232  
 Status: Active  
 Size: 715 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$490  
 Valuated Price: \$337,000  
 Valuated PPSF: \$471

*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.*

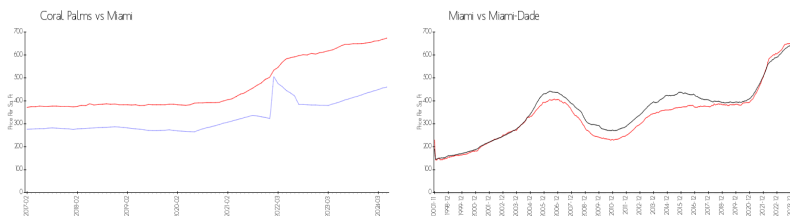
## Building Information

Number of units: 42  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,035 sq ft	May 2024	\$425,000	\$411

## Market Information



Coral Palms:	\$460/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Coral Palms	12%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Coral Palms	102 days
Miami	83 days
Miami-Dade	82 days

