

# Unit 201 - Gables Marquis

201 - 3232 SW 22 St, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number: A11597671  
 Status: Active  
 Size: 1,575 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$699,000  
 List PPSF: \$444  
 Valuated Price: \$657,000  
 Valuated PPSF: \$417

*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: 177  
 Number of active listings for rent: 12  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

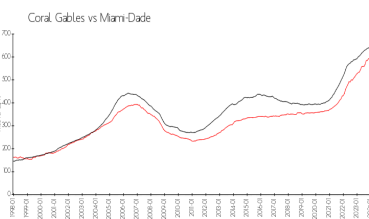
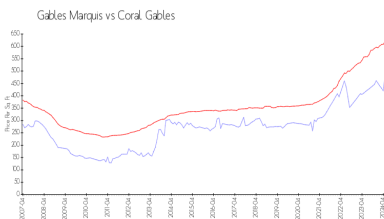
## Building Association Information

Gables Marquis condominium  
 (305) 461-0039 & (305) 567-3097

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	792 sq ft	May 2024	\$391,500	\$494
1404	1,200 sq ft	Apr 2024	\$510,000	\$425
1509	1,190 sq ft	Feb 2024	\$530,000	\$445
804	1,200 sq ft	Nov 2023	\$510,000	\$425
1010	1,242 sq ft	Sep 2023	\$545,000	\$439

## Market Information



Gables Marquis: \$489/sq. ft.      Coral Gables: \$619/sq. ft.  
 Coral Gables: \$619/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Gables Marquis: 2%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Gables Marquis  
Coral Gables  
Miami-Dade

79 days  
65 days  
82 days