

# Unit 1000 - 1300 Ponce

1000 - 1300 Ponce de Leon Blvd, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number: A11605005  
 Status: Active  
 Size: 1,191 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available  
 View:  
 List Price: \$820,000  
 List PPSF: \$688  
 Valuated Price: \$756,000  
 Valuated PPSF: \$635



*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: 125  
 Number of active listings for rent: 3  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

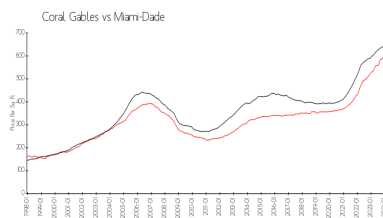
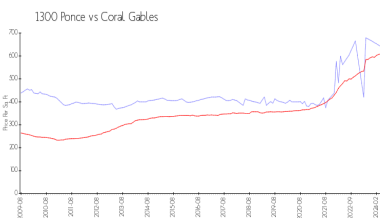
## Building Association Information

1300 Ponce Condominium Association  
 1300 Ponce De Leon Blvd, Coral Gables, FL 33134  
 (305) 442-7373

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	780 sq ft	Jun 2024	\$510,000	\$654
711	1,280 sq ft	Jun 2024	\$770,000	\$602
708	780 sq ft	Feb 2024	\$475,000	\$609
707	1,108 sq ft	Feb 2024	\$740,000	\$668
503	1,108 sq ft	Sep 2023	\$750,000	\$677

## Market Information



1300 Ponce: \$637/sq. ft.  
 Coral Gables: \$619/sq. ft.

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

## Inventory for Sale

1300 Ponce: 2%  
 Coral Gables: 2%  
 Miami-Dade: 3%

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

1300 Ponce	26 days
Coral Gables	65 days
Miami-Dade	82 days