

# Unit 1708 - Gables Marquis

1708 - 3232 SW 22 St, Coral Gables, FL, Miami-Dade 33134

## Unit Information

|                 |                           |
|-----------------|---------------------------|
| MLS Number:     | A11607148                 |
| Status:         | Pending                   |
| Size:           | 1,200 Sq ft.              |
| Bedrooms:       | 2                         |
| Full Bathrooms: | 2                         |
| Half Bathrooms: |                           |
| Parking Spaces: | Covered Parking           |
| View:           | Other View,Pool Area View |
| Rental Price:   | \$3,300                   |
| List PPSF:      | \$3                       |
| Valuated Price: | \$572,000                 |
| Valuated PPSF:  | \$477                     |

*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.*

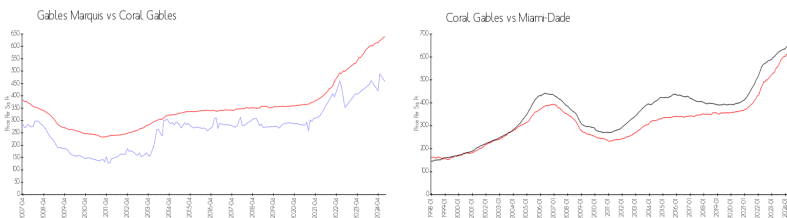
## Building Information

|  |     |
|--|-----|
| 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:  | 1   |

## Building Association Information

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

## Market Information



|                 |               |               |               |
|-----------------|---------------|---------------|---------------|
| Gables Marquis: | \$457/sq. ft. | Coral Gables: | \$639/sq. ft. |
| Coral Gables:   | \$639/sq. ft. | Miami-Dade:   | \$696/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Gables Marquis | 2% |
| Coral Gables   | 3% |
| Miami-Dade     | 4% |

## Avg. Time to Close Over Last 12 Months

|                |         |
|----------------|---------|
| Gables Marquis | 75 days |
| Coral Gables   | 66 days |
| Miami-Dade     | 85 days |



Built in 2007 - 180 units - 20 floors