

# Unit 417 - One Village Place

417 - 4100 Salzedo St, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number:	A11607508
Status:	Active
Size:	970 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	
List Price:	\$630,000
List PPSF:	\$649
Valuated Price:	\$512,000
Valuated PPSF:	\$528

*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:	126
Number of active listings for rent:	9
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

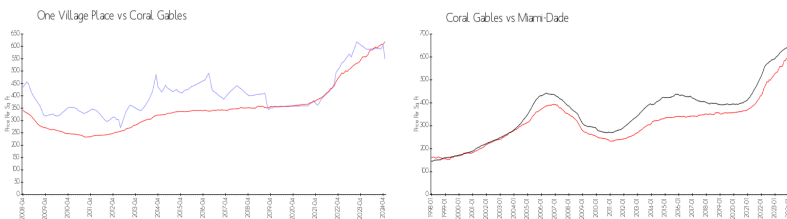
## Building Association Information

One Village Place  
(305) 446-2326

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1008	1,410 sq ft	Apr 2024	\$870,000	\$617
705	970 sq ft	Feb 2024	\$590,000	\$608
408	970 sq ft	Jan 2024	\$600,000	\$619
416	970 sq ft	Dec 2023	\$585,000	\$603
604	1,147 sq ft	Aug 2023	\$635,000	\$554

## Market Information

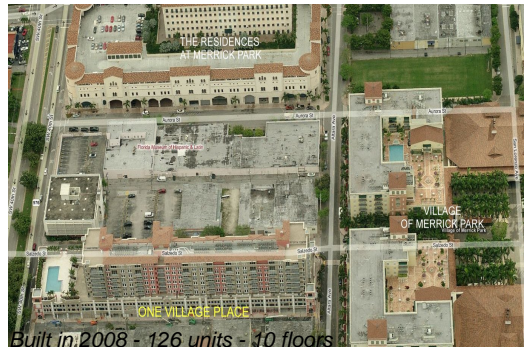


One Village Place:	\$548/sq. ft.	Coral Gables:	\$619/sq. ft.
Coral Gables:	\$619/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

One Village Place	2%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



One Village Place  
Coral Gables  
Miami-Dade

25 days  
65 days  
82 days