

# Unit 302 - Garden Lakes Towers 1&2

302 - 1101 SW 122 Ave, Tamiami, FL, Miami-Dade 33184

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11608981  |
| Status:         | Closed     |
| Size:           | 900 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$265,000  |
| List PPSF:      | \$294      |
| Valuated Price: | \$271,000  |
| Valuated PPSF:  | \$301      |

*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.*

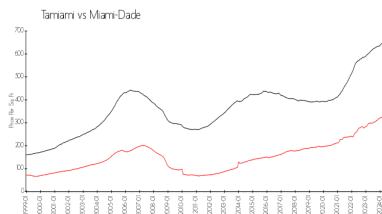
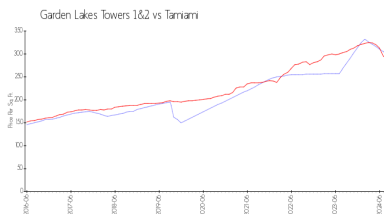
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 124 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 2   |
| 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  |
|--------|-----------|--------------|------------|-------|
| 302    | 900 sq ft | Sep 2024     | \$267,000  | \$297 |
| 310-2  | 900 sq ft | Feb 2024     | \$300,000  | \$333 |

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| Garden Lakes Towers 1&2: | \$299/sq. ft. | Tamiami:    | \$289/sq. ft. |
| Tamiami:                 | \$289/sq. ft. | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Garden Lakes Towers 1&2 | 2% |
| Tamiami                 | 2% |
| Miami-Dade              | 4% |

## Avg. Time to Close Over Last 12 Months

|                         |         |
|-------------------------|---------|
| Garden Lakes Towers 1&2 | 43 days |
| Tamiami                 | 48 days |
| Miami-Dade              | 85 days |

