

# Unit 612 - Shamrock by the Gables

612 - 2280 SW 32 Ave, Coral Gables, FL, Miami-Dade 33145

## Unit Information

MLS Number: A11614872  
 Status: Active  
 Size: 902 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$480,000  
 List PPSF: \$532  
 Valuated Price: \$418,000  
 Valuated PPSF: \$463

*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: 80  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

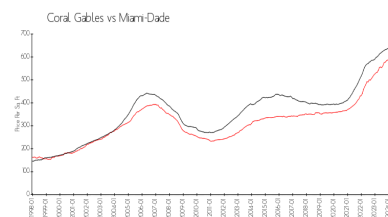
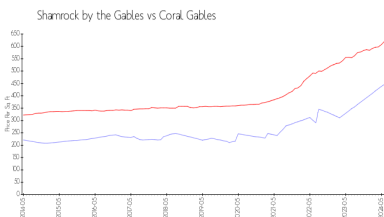
## Building Association Information

Shamrock by the Gables  
 Condominium Association  
 Address: 2280 SW 32nd Ave,  
 Coral Gables, FL 33145  
 Phone: +1 305-598-5800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
315	1,241 sq ft	Aug 2023	\$399,000	\$322

## Market Information

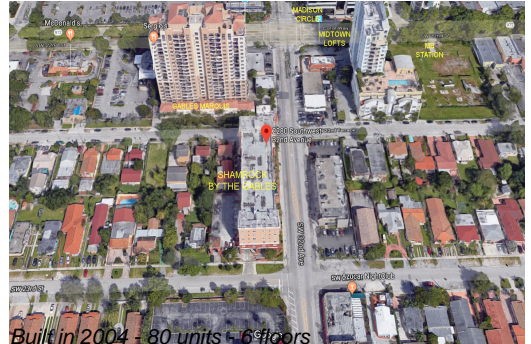


Shamrock by the Gables:	\$446/sq. ft.	Coral Gables:	\$620/sq. ft.
Coral Gables:	\$620/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Shamrock by the Gables: 3%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Shamrock by the Gables  
Coral Gables  
Miami-Dade

33 days  
63 days  
83 days