

# Unit 611 - Shamrock by the Gables

611 - 2280 SW 32 Ave, Coral Gables, FL, Miami-Dade 33145

## Unit Information

MLS Number:	A11616861
Status:	Active
Size:	897 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$397,000
List PPSF:	\$443
Valuated Price:	\$415,000
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

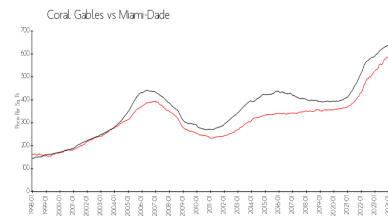
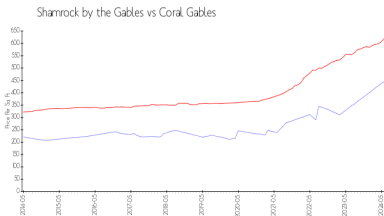
## Building Association Information

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

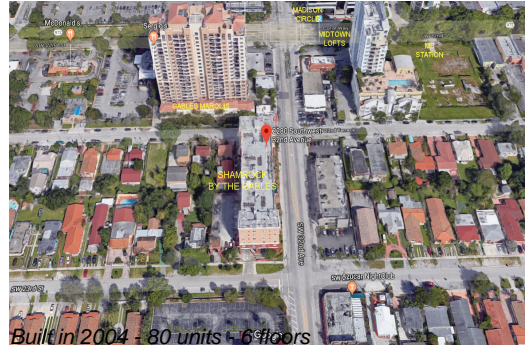


Shamrock by the Gables:	\$446/sq. ft.	Coral Gables:	\$620/sq. ft.
Coral Gables:	\$620/sq. ft.	Miami-Dade:	\$704/sq. ft.

## 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