

# Unit 605 - Shamrock by the Gables

605 - 2280 SW 32 Ave, Coral Gables, FL, Miami-Dade 33145

## Unit Information

MLS Number: A11646048  
 Status: Active  
 Size: 897 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$387,000  
 List PPSF: \$431  
 Valuated Price: \$360,000  
 Valuated PPSF: \$401

*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.*

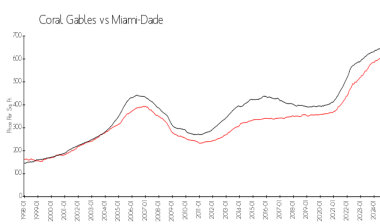
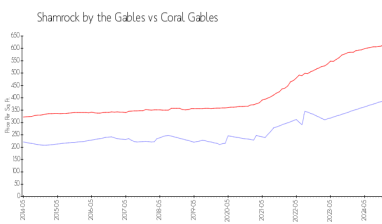
## Building Information

Number of units: 80  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 0  
 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

## Market Information



|                         |               |               |               |
|-------------------------|---------------|---------------|---------------|
| Shamrock by the Gables: | \$387/sq. ft. | Coral Gables: | \$621/sq. ft. |
| Coral Gables:           | \$621/sq. ft. | Miami-Dade:   | \$688/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Shamrock by the Gables | 5% |
| Coral Gables           | 3% |
| Miami-Dade             | 5% |

## Avg. Time to Close Over Last 12 Months

|                        |         |
|------------------------|---------|
| Shamrock by the Gables | n/a     |
| Coral Gables           | 72 days |
| Miami-Dade             | 91 days |

