

# Unit 601 - Shamrock by the Gables

601 - 2280 SW 32 Ave, Coral Gables, FL, Miami-Dade 33145

## Unit Information

MLS Number: A11649529  
 Status: Active  
 Size: 1,264 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$4,200  
 List PPSF: \$3  
 Valuated Price: \$486,000  
 Valuated PPSF: \$383

*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

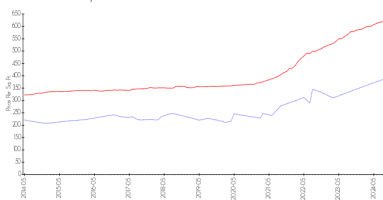
Number of units: 80  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

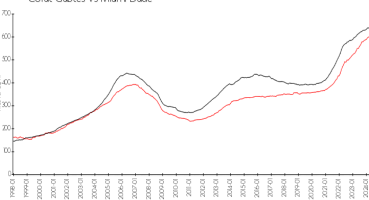
Shamrock by the Gables  
 Condominium Association  
 Address: 2280 SW 32nd Ave,  
 Coral Gables, FL 33145  
 Phone: +1 305-598-5800

## Market Information

Shamrock by the Gables vs Coral Gables



Coral Gables vs Miami-Dade



Shamrock by the Gables: \$389/sq. ft.  
 Coral Gables: \$625/sq. ft.

Coral Gables: \$625/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Shamrock by the Gables: 5%  
 Coral Gables: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Shamrock by the Gables: n/a  
 Coral Gables: 65 days  
 Miami-Dade: 86 days

