

# Unit 612 - Shamrock by the Gables

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

## Unit Information

MLS Number:	A11652111
Status:	Active
Size:	902 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$380,000
List PPSF:	\$421
Valuated Price:	\$364,000
Valuated PPSF:	\$404

*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.*

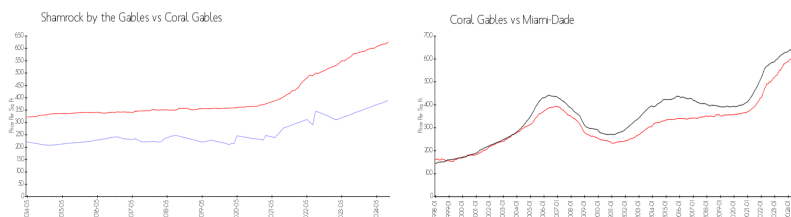
## Building Information

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:	\$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	66 days
Miami-Dade	86 days

