

Unit 1614 - Puerta de Palmas

1614 - 888 Douglas Rd, Coral Gables, FL, Miami-Dade 33134



Unit Information

MLS Number:	A11689868
Status:	Active
Size:	1,224 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Deeded Parking, Valet Parking
View:	
List Price:	\$500,000
List PPSF:	\$408
Valuated Price:	\$616,000
Valuated PPSF:	\$503

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:	197
Number of active listings for rent:	2
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1



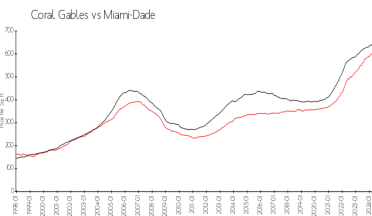
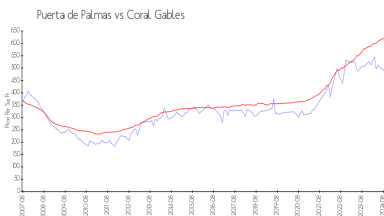
Building Association Information

Puerta De Palmas Luxury Condominiums
786-953-1888 & info@puertadepalmas.com

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,131 sq ft	Sep 2024	\$435,000	\$385
1108	1,162 sq ft	May 2024	\$588,000	\$506
PH7	1,010 sq ft	Apr 2024	\$550,000	\$545
906	797 sq ft	Apr 2024	\$399,000	\$501
PH15	1,126 sq ft	Mar 2024	\$661,000	\$587
103	1,131 sq ft	Mar 2024	\$510,000	\$451

Market Information



Puerta de Palmas:	\$485/sq. ft.	Coral Gables:	\$625/sq. ft.
Coral Gables:	\$625/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Puerta de Palmas	6%
Coral Gables	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Puerta de Palmas	46 days
Coral Gables	65 days

Miami-Dade

86 days