

# Unit 301 - Gables Marquis

301 - 3232 SW 22 St, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number:	A11737972
Status:	Active
Size:	1,575 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$690,000
List PPSF:	\$438
Valuated Price:	\$546,000
Valuated PPSF:	\$347

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:	177
Number of active listings for rent:	12
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

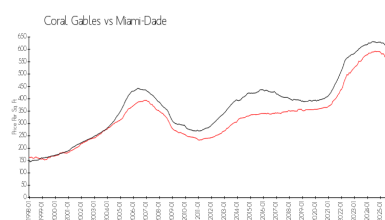
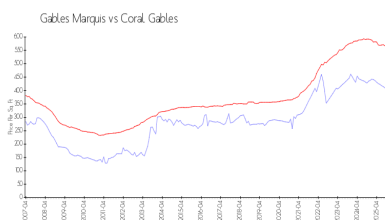
Gables Marquis condominium  
(305) 461-0039 & (305) 567-3097

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	1,180 sq ft	Nov 2025	\$505,000	\$428
507	792 sq ft	Aug 2025	\$360,000	\$455
1106	848 sq ft	Jul 2025	\$400,000	\$472
203	1,180 sq ft	Mar 2025	\$462,500	\$392
502	1,242 sq ft	Jan 2025	\$560,000	\$451

## Market Information



Gables Marquis:	\$402/sq. ft.	Coral Gables:	\$572/sq. ft.
Coral Gables:	\$572/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Gables Marquis	5%
Coral Gables	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Gables Marquis	67 days
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Built in 2007 - 180 units - 20 floors

Coral Gables  
Miami-Dade

63 days  
77 days