

# Unit 12E - Ponce de Leon

12E - 1607 Ponce de Leon Blvd, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number:	A11929240
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$690,000
List PPSF:	\$584
Valuated Price:	\$656,000
Valuated PPSF:	\$555

*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.*

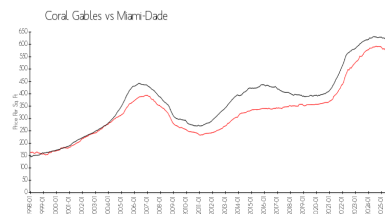
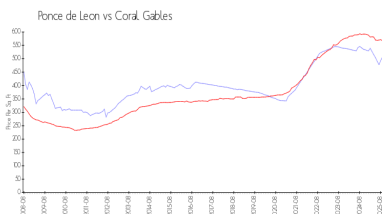
## Building Information

Number of units:	70
Number of active listings for rent:	1
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14A	1,174 sq ft	Dec 2025	\$700,000	\$596
8B	1,388 sq ft	Aug 2025	\$800,000	\$576
14B	1,388 sq ft	Jul 2025	\$820,000	\$591
6F	1,174 sq ft	Jul 2025	\$464,000	\$395
10A	1,174 sq ft	May 2025	\$690,000	\$588

## Market Information



Ponce de Leon:	\$536/sq. ft.	Coral Gables:	\$572/sq. ft.
Coral Gables:	\$572/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Ponce de Leon	1%
Coral Gables	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ponce de Leon	47 days
Coral Gables	63 days
Miami-Dade	77 days

