

# Unit 303-2 - Peninsula at International Gardens 1&2

303-2 - 1300 SW 122 Ave, Tamiami, FL, Miami-Dade 33184

## Unit Information

MLS Number: A11554112  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Guest Parking  
 View:  
 List Price: \$315,000  
 List PPSF: \$269  
 Valuated Price: \$324,000  
 Valuated PPSF: \$277

*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: 196  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

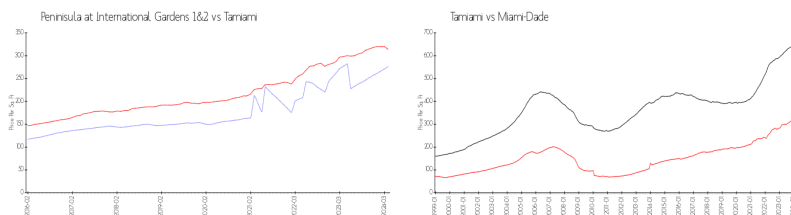
## Building Association Information

Peninsula Association Inc?  
 1350 SW 122nd Ave,  
 Miami, FL 33184  
 (305) 551-3500

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	1,170 sq ft	Dec 2023	\$280,000	\$239
102-2	1,170 sq ft	Dec 2023	\$277,100	\$237
210-2	1,170 sq ft	Nov 2023	\$300,000	\$256
315	1,170 sq ft	Nov 2023	\$290,000	\$248
117-2	1,170 sq ft	Jul 2023	\$320,000	\$274
111A-2	855 sq ft	Jul 2023	\$320,000	\$374
205	1,170 sq ft	Jul 2023	\$299,000	\$256

## Market Information



Peninsula at International Gardens 1&2:	\$276/sq. ft.	Tamiami:	\$314/sq. ft.
Tamiami:	\$314/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale



Peninsula at International Gardens 1&2	4%
Tamiami	2%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Peninsula at International Gardens 1&2	46 days
Tamiami	32 days
Miami-Dade	81 days