

Unit 1102 - Puerta de Palmas

1102 - 888 Douglas Rd, Coral Gables, FL, Miami-Dade 33134

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11566240 |
| Status: | Active |
| Size: | 1,084 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$650,000 |
| List PPSF: | \$600 |
| Valuated Price: | \$531,000 |
| Valuated PPSF: | \$490 |

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

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|--|-----|
| Number of units: | 197 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 5 |

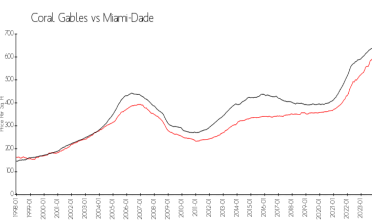
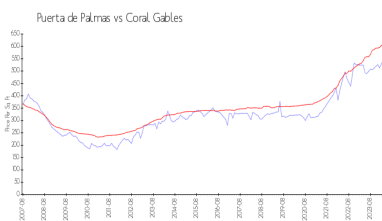
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |
| PH14 | 1,224 sq ft | Feb 2024 | \$620,000 | \$507 |

Market Information



Puerta de Palmas: \$496/sq. ft.
Coral Gables: \$609/sq. ft.

Coral Gables: \$609/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Puerta de Palmas | 5% |
| Coral Gables | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Puerta de Palmas
Coral Gables
Miami-Dade

37 days
62 days
81 days