

# Unit 14F - Ponce de Leon

14F - 1607 Ponce de Leon Blvd, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number: A11476242  
 Status: Active  
 Size: 1,174 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$700,000  
 List PPSF: \$596  
 Valuated Price: \$665,000  
 Valuated PPSF: \$566

*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.*

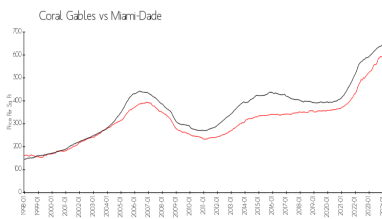
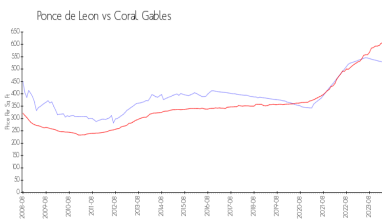
## Building Information

Number of units: 70  
 Number of active listings for rent: 1  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10D	882 sq ft	Jun 2023	\$475,000	\$539

## Market Information



Ponce de Leon:	\$526/sq. ft.	Coral Gables:	\$609/sq. ft.
Coral Gables:	\$609/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Ponce de Leon: 3%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ponce de Leon: 32 days  
 Coral Gables: 62 days  
 Miami-Dade: 81 days

