

# Unit 502 - 1300 Ponce

502 - 1300 Ponce de Leon Blvd, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number: A11555115  
 Status: Active Under Contract  
 Size: 780 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$525,000  
 List PPSF: \$673  
 Valuated Price: \$477,000  
 Valuated PPSF: \$612

*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: 125  
 Number of active listings for rent: 3  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

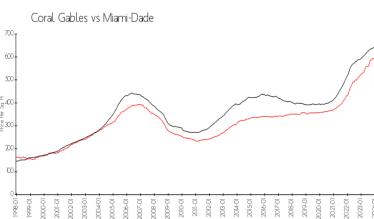
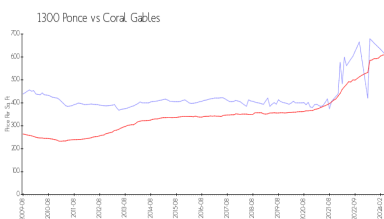
## Building Association Information

1300 Ponce Condominium Association  
 1300 Ponce De Leon Blvd, Coral Gables, FL 33134  
 (305) 442-7373

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
708	780 sq ft	Feb 2024	\$475,000	\$609
707	1,108 sq ft	Feb 2024	\$740,000	\$668
503	1,108 sq ft	Sep 2023	\$750,000	\$677

## Market Information

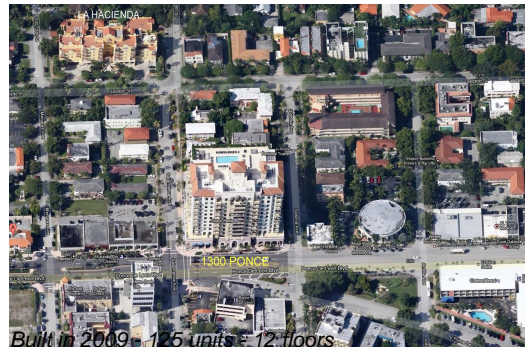


1300 Ponce: \$613/sq. ft.  
 Coral Gables: \$609/sq. ft.  
 Coral Gables: \$609/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

1300 Ponce: 2%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



1300 Ponce  
Coral Gables  
Miami-Dade

16 days  
62 days  
81 days