



Southeast Florida MLS - IMAPP
Miami-Dade County Tax Report - **522 ALHAMBRA CIR, CORAL GABLES, FL 33134-4904** logged in as: deborah01[logout]

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PROPERTY INFORMATION

PID # 03-4108-001-1750

Property Type: Residential
Property Address:
522 ALHAMBRA CIR
CORAL GABLES, FL 33134-4904
Current Owner:

Click link above to search whitepages.com

Tax Mailing Address:
522 ALHAMBRA CIR
CORAL GABLES, FL 33134-4904

Property Use:
Use Code: 01 / RESIDENTIAL - SINGLE FAMILY

Land Use:
1. RESIDENTIAL - SINGLE FAMILY : 1 UNIT (0101)
Area: 0.1148 acres / 5,000 sf
Zoning: 0100/SINGLE FAMILY - GENERAL
Frontage: 50 ft **Depth:** 100 ft
2. RESIDENTIAL - SINGLE FAMILY : 1 UNIT (0101)
Area: 0.287 acres / 12,500 sf
Zoning: 0100/SINGLE FAMILY - GENERAL
Frontage: 75 ft **Depth:** 100 ft
Total Lot Size: 0.287 acres / 12,500 sf
Waterfront: No
Subdivision:
CORAL GABLES SEC B
Census Tract/Block: 006206 / 2016
Twn: 54 / **Rng:** 41 / **Sec:** 08
Block: / **Lot:**
Latitude: 25.751415
Longitude: -80.265939
Legal Description:
CORAL GABLES SEC B PB 5-111 LOTS 5-6 & W1/2 LOT 7 BLK 11 LOT SIZE IRREGULAR COC 23271-3417 03 2005 5

MLS Listing Info

Property Tax

Find Comparables

Residential MLS Stats

Demographics

Bing Maps

Google Driving Directions

Google Maps

RPR/Property Details

E-Mail This Page

Save As PDF

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Map Settings

Parcel/Property Type

Custom Map Layers

select map area

measure

pan map

identify

save map: S | M | L | XL

Show Report Sections

Owner Name

Small Map

Pull a report in iMap for any property in your market area. On the menu in the top-right corner of the iMap report, there is a link to “Residential MLS Stats”.



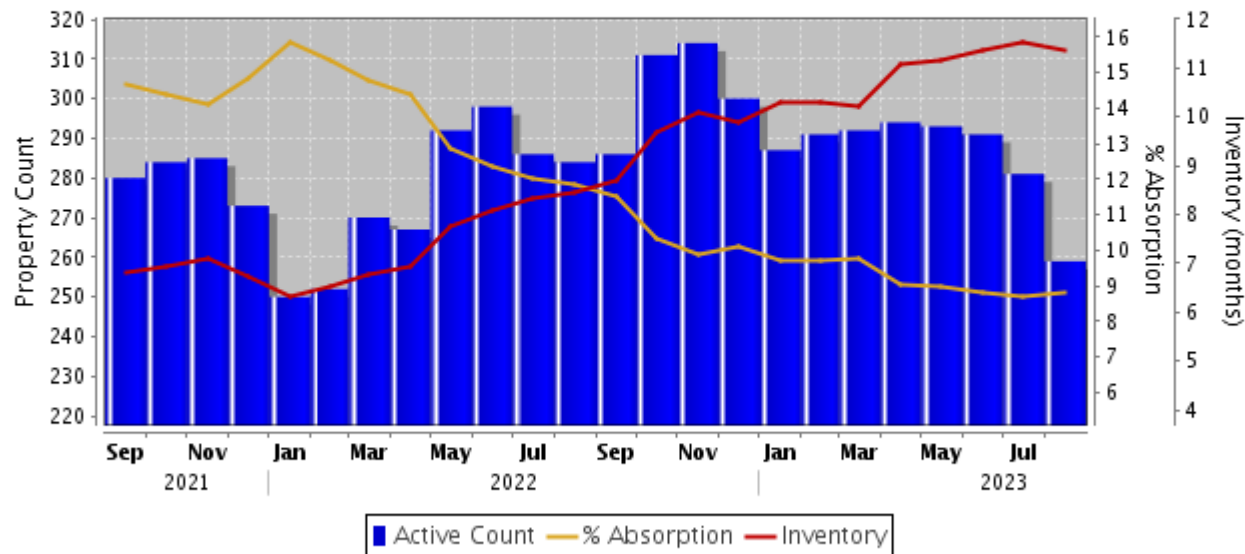
Southeast Florida MLS - IMAPP

MLS Statistics - Inventory in Zip Code 33134 Over The Last 24 Months
For Single Family Properties Including All Price Ranges

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Inventory in Zip Code 33134 Over The Last 24 Months

For Single Family Properties Including All Price Ranges



[Sold Listings](#) [Inventory](#) [New vs Sold](#) [All Sales](#)

Inventory: Grouped by month, includes number of listings, median price, median days on market, absorption, and months' supply of listings.



Sold Listings Inventory New vs Sold All Sales

Month	Count	Median Price	Active Listings		Months Supply
			DOM	Absorption	
9/2021	280	\$887,500	126	41 (14.64 %)	6.8
10/2021	284	\$879,000	122	41 (14.44 %)	6.9
11/2021	285	\$879,000	140	40 (14.04 %)	7.1
12/2021	273	\$879,000	152	41 (15.02 %)	6.7
1/2022	250	\$887,450	166	40 (16 %)	6.2
2/2022	252	\$949,000	140	39 (15.48 %)	6.5
3/2022	270	\$947,000	134	40 (14.81 %)	6.8
4/2022	267	\$900,000	94	38 (14.23 %)	7
5/2022	292	\$996,500	83	38 (13.01 %)	7.7
6/2022	298	\$1,094,000	90	37 (12.42 %)	8.1
7/2022	286	\$1,100,000	102	34 (11.89 %)	8.4
8/2022	284	\$1,055,000	114	34 (11.97 %)	8.4
9/2022	286	\$1,099,000	134	33 (11.54 %)	8.7
10/2022	311	\$1,149,000	127	32 (10.29 %)	9.7
11/2022	314	\$1,197,500	132	31 (9.87 %)	10.1
12/2022	300	\$1,196,000	148	30 (10 %)	10
1/2023	287	\$1,198,000	174	28 (9.76 %)	10.2
2/2023	291	\$1,198,000	177	28 (9.62 %)	10.4
3/2023	292	\$1,200,000	193	29 (9.93 %)	10.1
4/2023	294	\$1,250,000	204	27 (9.18 %)	10.9
5/2023	293	\$1,235,000	212	26 (8.87 %)	11.3
6/2023	291	\$1,249,999	215	26 (8.93 %)	11.2
7/2023	281	\$1,250,000	215	24 (8.54 %)	11.7
8/2023	259	\$1,250,000	253	23 (8.88 %)	11.3

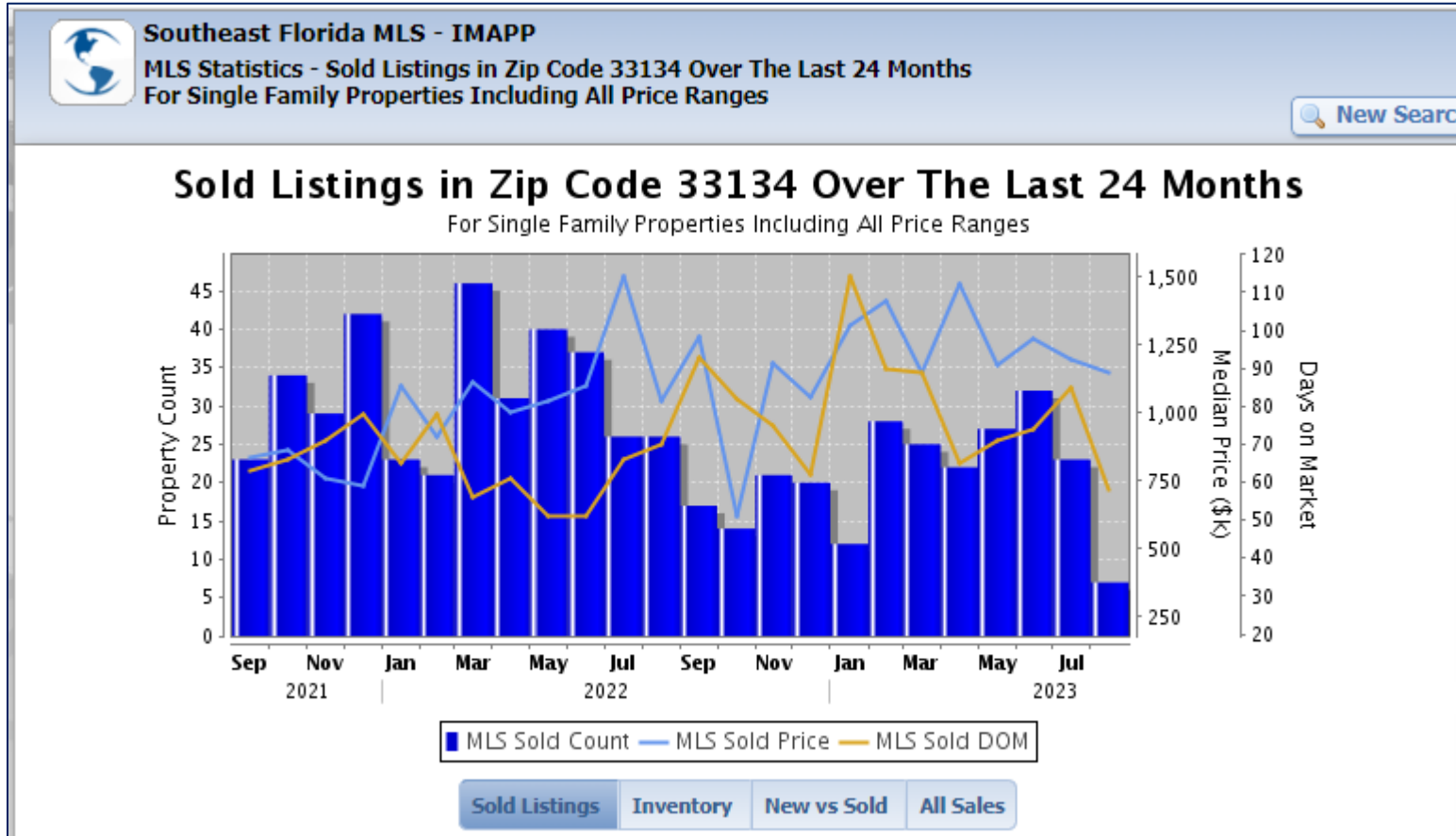
Absorption: Average sales per month (iMapp bases this on a 12-month rolling average)

Months' Supply: The number of listings divided by the absorption rate. This is a statistic to show that if nothing else were to come on the market, how long would it take for the market to clear.

Many economists use the following as a gauge for how the market is doing:

- **Buyers' Market = 11 months or more**
- **Equilibrium = 6-10 months**
- **Sellers' Market = 5 months or less**

It is important to note that a buyer's market, balanced market, and seller's market can co-exist in any time in any area. By applying different filters and drilling down to a hyperlocal market, you might find some interesting statistics. For example, there might be a seller's market in a city, but for million-dollar plus listings in a certain zip code within that city, a buyer's market.



Sold Listings – Grouped by month, includes count, median sales price, and median days on market for sold properties. See how long listings in a certain price range in a certain area took to sell.



Sold Listings Inventory New vs Sold All Sales				
Month	Count	Sold Listings Median Price	DOM	
9/2021	23	\$836,000	63	
10/2021	34	\$862,500	66	
11/2021	29	\$760,000	71	
12/2021	42	\$730,000	78	
1/2022	23	\$1,100,000	65	
2/2022	21	\$915,000	78	
3/2022	46	\$1,115,000	56	
4/2022	31	\$1,000,000	61	
5/2022	40	\$1,044,750	51	
6/2022	37	\$1,100,000	51	
7/2022	26	\$1,500,000	66	
8/2022	26	\$1,045,000	70	
9/2022	17	\$1,279,687	93	
10/2022	14	\$620,000	82	
11/2022	21	\$1,185,000	75	
12/2022	20	\$1,060,000	62	
1/2023	12	\$1,325,000	114	
2/2023	28	\$1,410,000	90	
3/2023	25	\$1,150,000	89	
4/2023	22	\$1,477,500	65	
5/2023	27	\$1,175,000	71	
6/2023	32	\$1,274,000	74	
7/2023	23	\$1,200,000	85	
8/2023	7	\$1,150,000	58	

Notes:
DOM: Median Days On Market

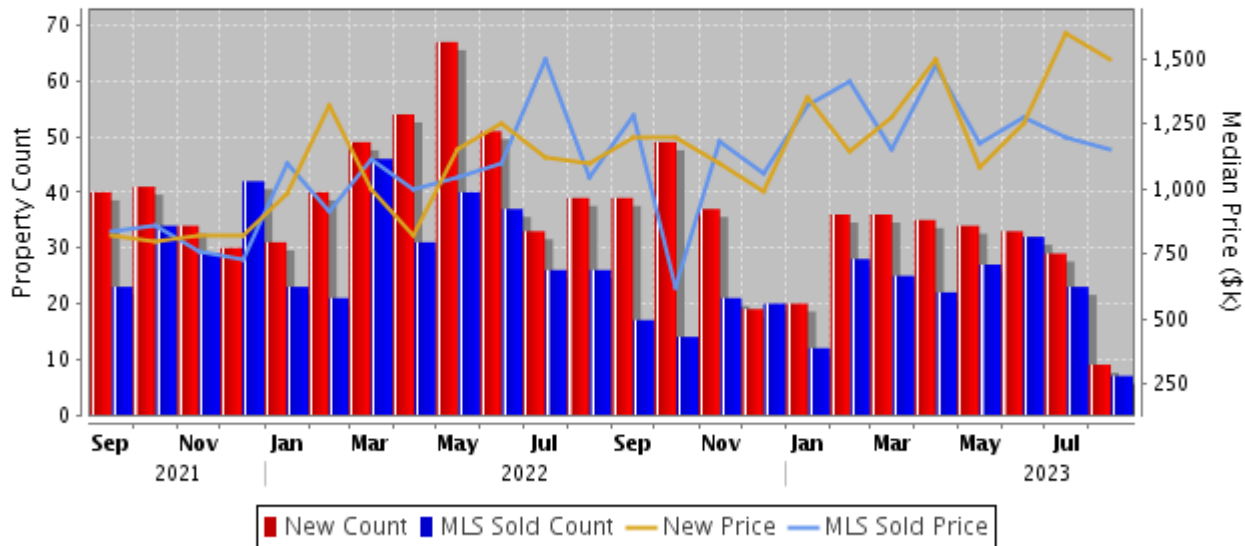


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 MLS Statistics - New vs Sold in Zip Code 33134 Over The Last 24 Months
 For Single Family Properties Including All Price Ranges

[New Search](#)

New vs Sold in Zip Code 33134 Over The Last 24 Months

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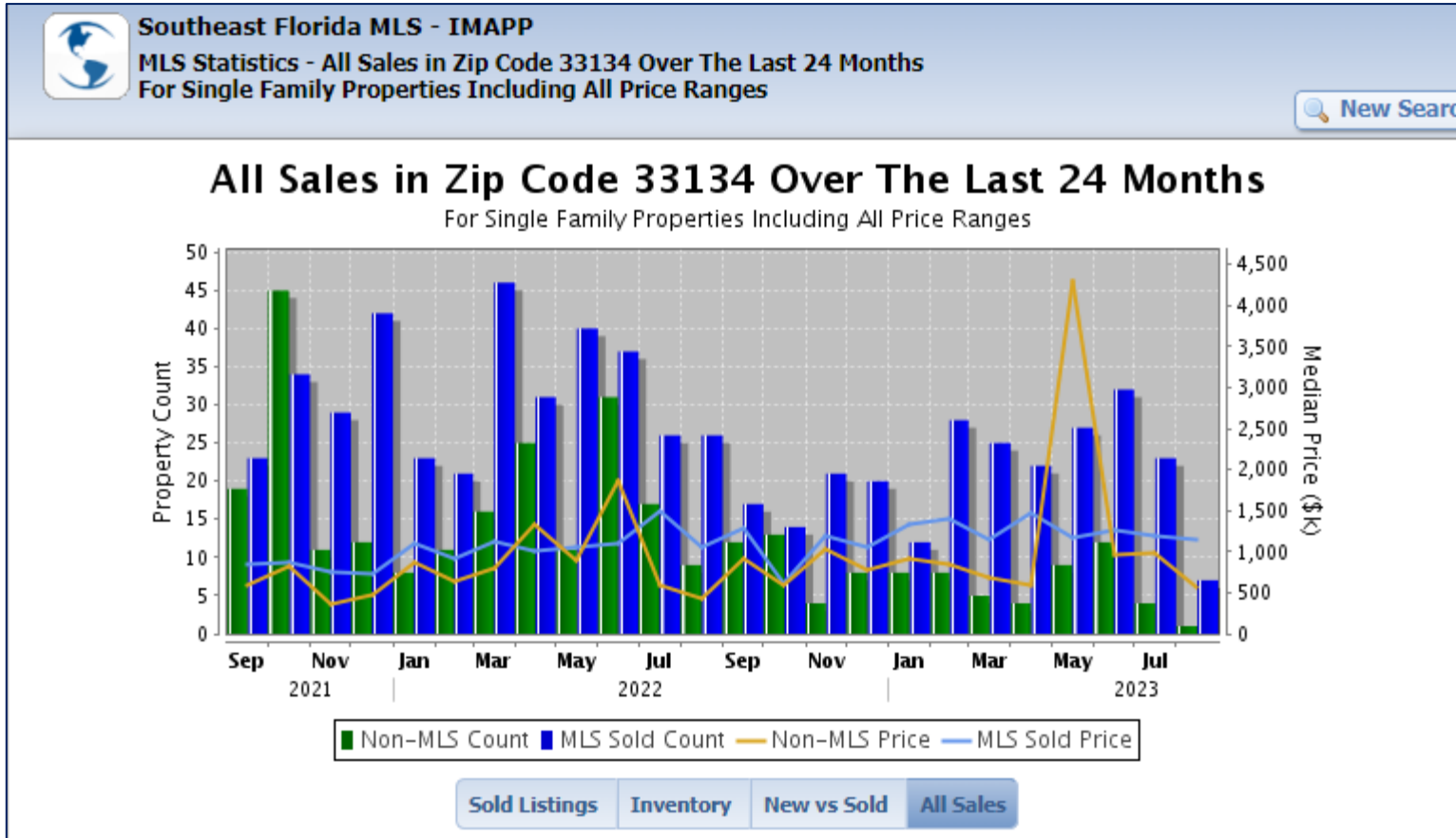


New vs Sold – Grouped by month, compares new listings to sold properties, and then gives a new-to-sold ratio. See if inventory is increasing or decreasing.



Month	New Listings		Count	Sold Listings		DOM	New : Sold
	Count	Median Price		Count	Median Price		
9/2021	40	\$824,785	23	\$836,000	63	1.74	
10/2021	41	\$800,000	34	\$862,500	66	1.21	
11/2021	34	\$824,000	29	\$760,000	71	1.17	
12/2021	30	\$825,000	42	\$730,000	78	0.71	
1/2022	31	\$979,000	23	\$1,100,000	65	1.35	
2/2022	40	\$1,320,000	21	\$915,000	78	1.9	
3/2022	49	\$1,000,000	46	\$1,115,000	56	1.07	
4/2022	54	\$824,950	31	\$1,000,000	61	1.74	
5/2022	67	\$1,150,000	40	\$1,044,750	51	1.68	
6/2022	51	\$1,250,000	37	\$1,100,000	51	1.38	
7/2022	33	\$1,125,000	26	\$1,500,000	66	1.27	
8/2022	39	\$1,100,000	26	\$1,045,000	70	1.5	
9/2022	39	\$1,200,000	17	\$1,279,687	93	2.29	
10/2022	49	\$1,200,000	14	\$620,000	82	3.5	
11/2022	37	\$1,100,000	21	\$1,185,000	75	1.76	
12/2022	19	\$990,000	20	\$1,060,000	62	0.95	
1/2023	20	\$1,350,000	12	\$1,325,000	114	1.67	
2/2023	36	\$1,147,000	28	\$1,410,000	90	1.29	
3/2023	36	\$1,272,000	25	\$1,150,000	89	1.44	
4/2023	35	\$1,499,000	22	\$1,477,500	65	1.59	
5/2023	34	\$1,085,000	27	\$1,175,000	71	1.26	
6/2023	33	\$1,250,000	32	\$1,274,000	74	1.03	
7/2023	29	\$1,595,000	23	\$1,200,000	85	1.26	
8/2023	9	\$1,499,000	7	\$1,150,000	58	1.29	

Notes:
DOM: Median Days On Market



All Sales – Grouped by month, compares properties sold in the MLS (count, median sold price, and days on market) to the count and median sold price of non-MLS properties that sold. Great data for a listing presentation when the seller is considering the FSBO option!



Sold Listings Inventory New vs Sold All Sales						
Month	Count	Sold Listings		Non-MLS Sold Properties		
		Median Price	DOM	Count	Median Price	
9/2021	23	\$836,000	63	19	\$585,000	
10/2021	34	\$862,500	66	45	\$825,000	
11/2021	29	\$760,000	71	11	\$350,000	
12/2021	42	\$730,000	78	12	\$475,000	
1/2022	23	\$1,100,000	65	8	\$864,100	
2/2022	21	\$915,000	78	11	\$630,000	
3/2022	46	\$1,115,000	56	16	\$800,000	
4/2022	31	\$1,000,000	61	25	\$1,325,000	
5/2022	40	\$1,044,750	51	11	\$890,000	
6/2022	37	\$1,100,000	51	31	\$1,857,500	
7/2022	26	\$1,500,000	66	17	\$590,000	
8/2022	26	\$1,045,000	70	9	\$425,000	
9/2022	17	\$1,279,687	93	12	\$925,000	
10/2022	14	\$620,000	82	13	\$587,800	
11/2022	21	\$1,185,000	75	4	\$1,025,000	
12/2022	20	\$1,060,000	62	8	\$767,600	
1/2023	12	\$1,325,000	114	8	\$905,100	
2/2023	28	\$1,410,000	90	8	\$850,150	
3/2023	25	\$1,150,000	89	5	\$686,000	
4/2023	22	\$1,477,500	65	4	\$600,000	
5/2023	27	\$1,175,000	71	9	\$4,300,000	
6/2023	32	\$1,274,000	74	12	\$965,439	
7/2023	23	\$1,200,000	85	4	\$975,000	
8/2023	7	\$1,150,000	58	1	\$577,000	

Notes:
DOM: Median Days On Market