

# Unit 418 - Gables Waterway

418 - 90 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11532173  
 Status: Active  
 Size: 910 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$525,000  
 List PPSF: \$577  
 Valuated Price: \$471,000  
 Valuated PPSF: \$518

*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: 330  
 Number of active listings for rent: 2  
 Number of active listings for sale: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

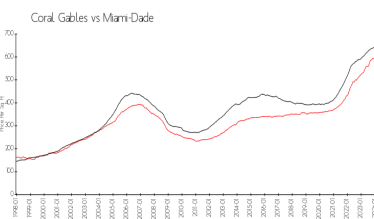
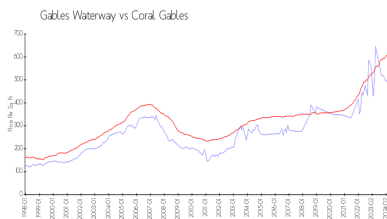
## Building Association Information

Gables Waterway Towers  
 (305) 665-7871

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1222	910 sq ft	Apr 2024	\$505,000	\$555
1021	910 sq ft	Apr 2024	\$480,000	\$527
1105	880 sq ft	Mar 2024	\$495,000	\$563
714	1,470 sq ft	Feb 2024	\$715,000	\$486
1101	1,510 sq ft	Dec 2023	\$895,000	\$593

## Market Information



Gables Waterway: \$542/sq. ft.      Coral Gables: \$609/sq. ft.  
 Coral Gables: \$609/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Gables Waterway: 5%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Gables Waterway  
Coral Gables  
Miami-Dade

20 days  
62 days  
81 days