

# Unit 305 BLDG 3 - Gables Court

305 BLDG 3 - 6801 SW 44 St, Coral Gables, FL, Miami-Dade 33155

## Unit Information

MLS Number: A11552823  
 Status: Active  
 Size: 991 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$405,000  
 List PPSF: \$409  
 Valuated Price: \$306,000  
 Valuated PPSF: \$309

*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: 159  
 Number of active listings for rent: 8  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 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

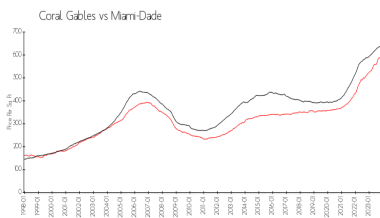
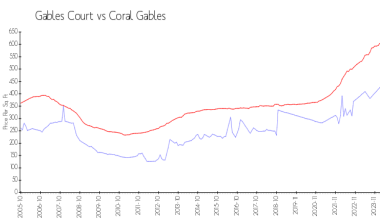
## Building Association Information

Gables Court Condo Association Inc  
 (305) 669-7595 & (305) 669-5842

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	711 sq ft	Mar 2024	\$330,000	\$464
304	711 sq ft	Mar 2024	\$310,000	\$436
302	697 sq ft	Aug 2023	\$296,000	\$425

## Market Information



Gables Court: \$379/sq. ft.      Coral Gables: \$609/sq. ft.  
 Coral Gables: \$609/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Gables Court: 2%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Gables Court: 15 days  
 Coral Gables: 62 days

