

Unit 707 - Gables Terraces

707 - 2351 Douglas Rd, Coral Gables, FL, Miami-Dade 33145

Unit Information

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|-----------------|--------------|
| MLS Number: | A11556223 |
| Status: | Pending |
| Size: | 1,025 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$500,000 |
| List PPSF: | \$488 |
| Valuated Price: | \$475,000 |
| Valuated PPSF: | \$463 |

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

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|--|-----|
| Number of units: | 108 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 0 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

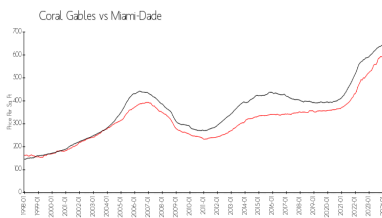
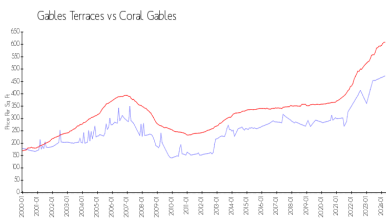
Building Association Information

Gables Terrace Condominiums
(305) 569-6110

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1207 | 1,025 sq ft | Mar 2024 | \$475,000 | \$463 |
| 1101 | 1,025 sq ft | Aug 2023 | \$475,000 | \$463 |
| 905 | 750 sq ft | Jun 2023 | \$340,000 | \$453 |

Market Information



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|------------------|---------------|---------------|---------------|
| Gables Terraces: | \$473/sq. ft. | Coral Gables: | \$609/sq. ft. |
| Coral Gables: | \$609/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Gables Terraces | 0% |
| Coral Gables | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Gables Terraces | 8 days |
| Coral Gables | 62 days |

