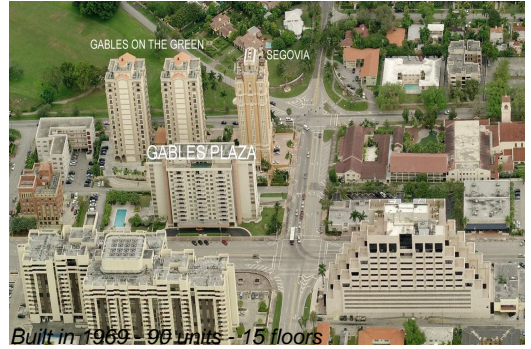


# Unit 302 - Gables Plaza

302 - 625 Biltmore Way, Coral Gables, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11558003
Status:	Active
Size:	899 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$459,000
List PPSF:	\$511
Valuated Price:	\$362,000
Valuated PPSF:	\$403



*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:	90
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	5%
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:	0

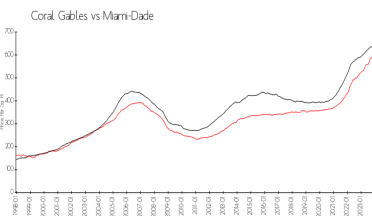
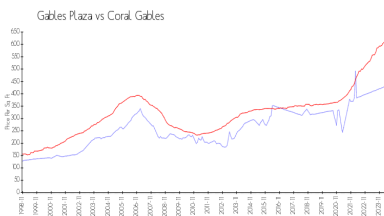
## Building Association Information

Gables Plaza Condominium  
(305) 446-1675

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,400 sq ft	Dec 2023	\$507,000	\$362
302	899 sq ft	Dec 2023	\$430,000	\$478
303	1,093 sq ft	Jun 2023	\$495,000	\$453

## Market Information



Gables Plaza:	\$430/sq. ft.	Coral Gables:	\$609/sq. ft.
Coral Gables:	\$609/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Gables Plaza	6%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Gables Plaza	82 days
Coral Gables	62 days

