

# Unit 601 - Gables Plaza

601 - 625 Biltmore Way, Coral Gables, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11565756  
 Status: Active  
 Size: 1,400 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Open Space Parking,Street Parking  
 View:  
 List Price: \$590,000  
 List PPSF: \$421  
 Valuated Price: \$618,000  
 Valuated PPSF: \$441

*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: 4  
 Building inventory for sale: 4%  
 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

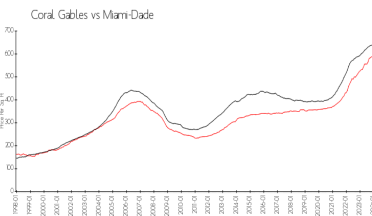
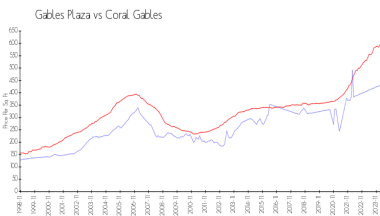
## Building Association Information

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:	\$436/sq. ft.	Coral Gables:	\$612/sq. ft.
Coral Gables:	\$612/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Gables Plaza 4%  
 Coral Gables 2%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Gables Plaza  
Coral Gables  
Miami-Dade

82 days  
64 days  
81 days