

Unit 601 - Gables Waterway

601 - 90 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

Unit Information

MLS Number:	RX-10973518
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	
List Price:	\$895,000
List PPSF:	\$593
Valuated Price:	\$877,000
Valuated PPSF:	\$581

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

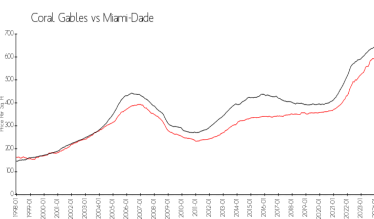
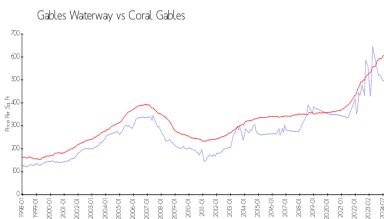
Building Association Information

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:	\$695/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