

# Unit 607 - Coral Plaza

607 - 3500 Coral Way, Coral Gables, FL, Miami-Dade 33145

## Unit Information

MLS Number:	A11485259
Status:	Pending
Size:	828 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$424,900
List PPSF:	\$513
Valuated Price:	\$421,000
Valuated PPSF:	\$508

*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:	180
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:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

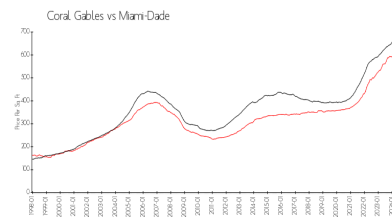
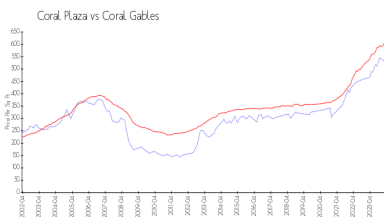
## Building Association Information

Coral Plaza of Condo  
(305) 774-0231

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	665 sq ft	Apr 2024	\$352,500	\$530
1511	605 sq ft	Mar 2024	\$335,000	\$554
714	630 sq ft	Jan 2024	\$330,000	\$524
PH-13	917 sq ft	Dec 2023	\$465,000	\$507
1010		Nov 2023	\$460,000	

## Market Information

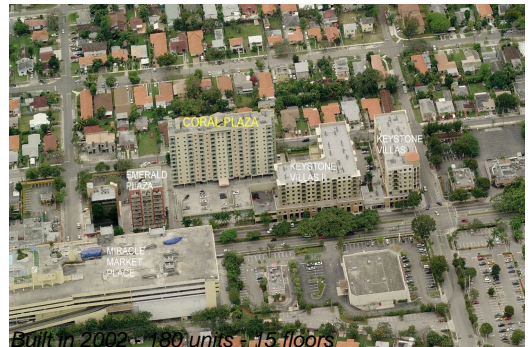


Coral Plaza:	\$528/sq. ft.	Coral Gables:	\$616/sq. ft.
Coral Gables:	\$616/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Coral Plaza  
Coral Gables  
Miami-Dade

37 days  
62 days  
81 days