

Unit 302 BLDG 1 - Gables Court

302 BLDG 1 - 6801 SW 44 St, Coral Gables, FL, Miami-Dade 33155

Unit Information

MLS Number: A11501073
 Status: Active
 Size: 1,001 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$420,000
 List PPSF: \$420
 Valuated Price: \$462,000
 Valuated PPSF: \$462

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: 159
 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: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

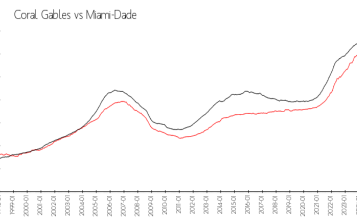
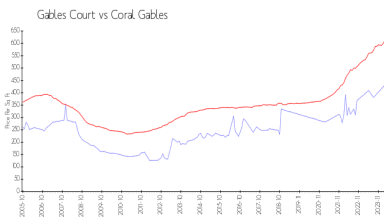
Building Association Information

Gables Court Condo Association Inc
 (305) 669-7595 & (305) 669-5842

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	711 sq ft	Mar 2024	\$330,000	\$464
304	711 sq ft	Mar 2024	\$310,000	\$436
302	697 sq ft	Aug 2023	\$296,000	\$425
302	1,185 sq ft	May 2023	\$395,000	\$333

Market Information



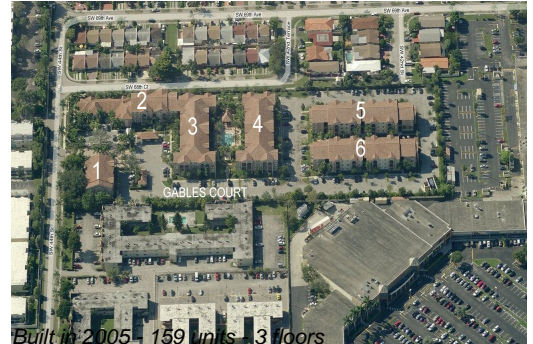
Gables Court: \$432/sq. ft. Coral Gables: \$616/sq. ft.
 Coral Gables: \$616/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Gables Court: 2%
 Coral Gables: 2%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Gables Court: 13 days



Coral Gables
Miami-Dade

62 days
81 days