

# Unit 206-08 - Gables Waterway

206-08 - 90 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11517183
Status:	Active
Size:	1,820 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$975,000
List PPSF:	\$536
Valuated Price:	\$800,000
Valuated PPSF:	\$440

*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:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

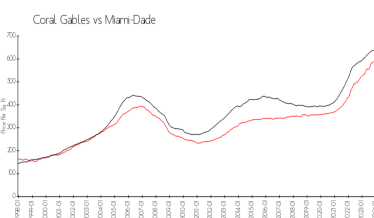
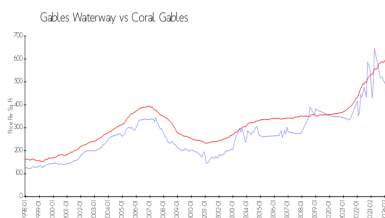
## Building Association Information

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:	\$469/sq. ft.	Coral Gables:	\$612/sq. ft.
Coral Gables:	\$612/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Gables Waterway	5%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Gables Waterway	20 days
Coral Gables	64 days
Miami-Dade	81 days