

# Unit 301 BLDG 6 - Gables Court

301 BLDG 6 - 6801 SW 44 St, Coral Gables, FL, Miami-Dade 33155

## Unit Information

MLS Number:	A11531042
Status:	Active
Size:	1,185 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$419,200
List PPSF:	\$354
Valuated Price:	\$439,000
Valuated PPSF:	\$370

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

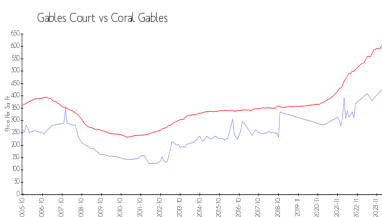
## Building Association Information

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

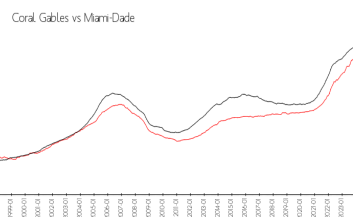
## Recent Sales

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

## Market Information



Gables Court: \$382/sq. ft.  
Coral Gables: \$601/sq. ft.



Coral Gables: \$601/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Gables Court	15 days
--------------	---------



Coral Gables  
Miami-Dade

62 days  
81 days