

# Unit 305 BLDG 3 - Gables Court

305 BLDG 3 - 6801 SW 44 St, Coral Gables, FL, Miami-Dade 33155

## Unit Information

MLS Number:	A11552823
Status:	Active
Size:	991 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$415,000
List PPSF:	\$419
Valuated Price:	\$349,000
Valuated PPSF:	\$352

*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

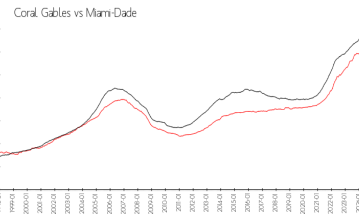
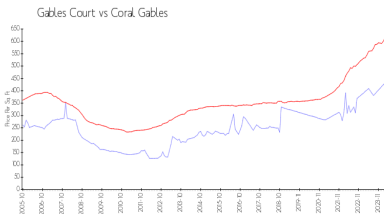
## Building Association Information

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



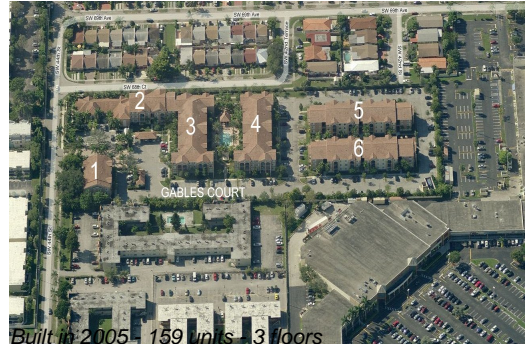
Gables Court:	\$432/sq. ft.	Coral Gables:	\$616/sq. ft.
Coral Gables:	\$616/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Gables Court	13 days
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Coral Gables  
Miami-Dade

62 days  
81 days