

# Unit 302 - Gables Plaza

302 - 625 Biltmore Way, Coral Gables, FL, Miami-Dade 33137

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11558003                              |
| Status:         | Active                                 |
| Size:           | 899 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$459,000                              |
| List PPSF:      | \$511                                  |
| Valuated Price: | \$360,000                              |
| Valuated PPSF:  | \$400                                  |

*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:                         | 90 |
| Number of active listings for rent:      | 1  |
| Number of active listings for sale:      | 5  |
| Building inventory for sale:             | 5% |
| 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:  | 0  |

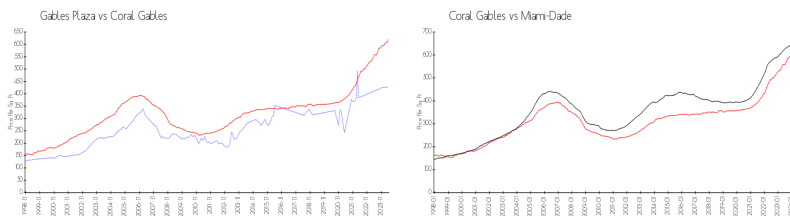
## Building Association Information

Gables Plaza Condominium  
(305) 446-1675

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1101   | 1,400 sq ft | Dec 2023     | \$507,000  | \$362 |
| 302    | 899 sq ft   | Dec 2023     | \$430,000  | \$478 |
| 303    | 1,093 sq ft | Jun 2023     | \$495,000  | \$453 |

## Market Information



|               |               |               |               |
|---------------|---------------|---------------|---------------|
| Gables Plaza: | \$427/sq. ft. | Coral Gables: | \$619/sq. ft. |
| Coral Gables: | \$619/sq. ft. | Miami-Dade:   | \$705/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Gables Plaza | 6% |
| Coral Gables | 2% |
| Miami-Dade   | 3% |

## Avg. Time to Close Over Last 12 Months

|              |         |
|--------------|---------|
| Gables Plaza | 82 days |
| Coral Gables | 65 days |



