

# Unit 209 BLDG 4 - Gables Court

209 BLDG 4 - 6801 SW 44 St, Coral Gables, FL, Miami-Dade 33155

## Unit Information

MLS Number: A11567774  
 Status: Pending  
 Size: 711 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View: Garden View  
 Rental Price: \$2,350  
 List PPSF: \$3  
 Valuated Price: \$274,000  
 Valuated PPSF: \$385

*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.*

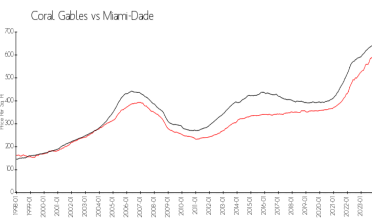
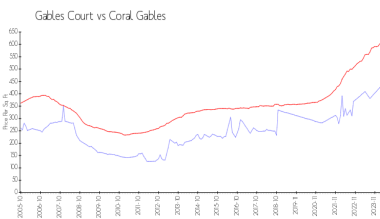
## Building Information

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

## 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 62 days  
 Miami-Dade 81 days

