

Unit 8C - Gables Club 1

8C - 10 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

Unit Information

MLS Number: A11584133
 Status: Active
 Size: 2,970 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,695,000
 List PPSF: \$907
 Valuated Price: \$2,696,000
 Valuated PPSF: \$908

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: 96
 Number of active listings for rent: 1
 Number of active listings for sale: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

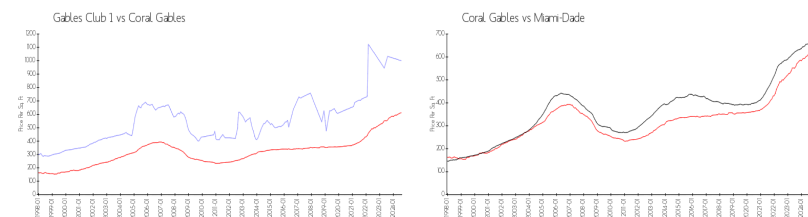
Building Association Information

Gables Condominium & Club Association
 (305) 740-9111 & (305) 740-7012
 Admin@thegablesclub.org

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| PHD | 2,950 sq ft | Mar 2024 | \$3,675,000 | \$1,246 |
| 14F | 2,950 sq ft | Feb 2024 | \$2,850,000 | \$966 |

Market Information



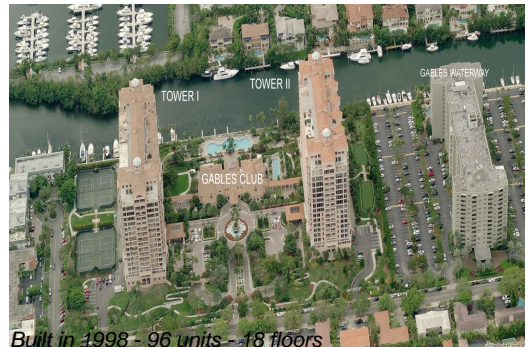
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|----------------|----------------|---------------|---------------|
| Gables Club 1: | \$1000/sq. ft. | Coral Gables: | \$612/sq. ft. |
| Coral Gables: | \$612/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

Gables Club 1: 2%
 Coral Gables: 3%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Gables Club 1: 45 days



Coral Gables
Miami-Dade

65 days
84 days