

# Unit PHB - Gables Plaza

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

## Unit Information

MLS Number:	A11585278
Status:	Active
Size:	932 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$689,000
List PPSF:	\$739
Valuated Price:	\$537,000
Valuated PPSF:	\$576

*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:	4
Building inventory for sale:	4%
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

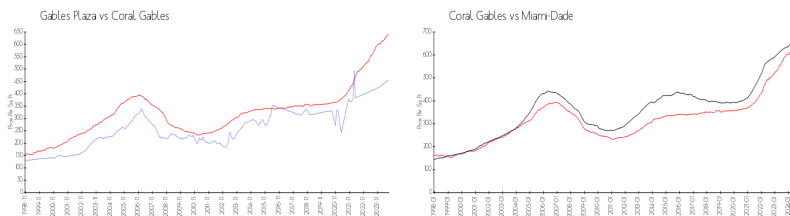
## Building Association Information

Gables Plaza Condominium  
(305) 446-1675

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	1,266 sq ft	Sep 2024	\$495,000	\$391
601	1,400 sq ft	Jun 2024	\$580,000	\$414
1101	1,400 sq ft	Dec 2023	\$507,000	\$362
302	899 sq ft	Dec 2023	\$430,000	\$478

## Market Information



Gables Plaza:	\$456/sq. ft.	Coral Gables:	\$639/sq. ft.
Coral Gables:	\$639/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Gables Plaza	4%
Coral Gables	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Gables Plaza	81 days
Coral Gables	66 days
Miami-Dade	85 days

