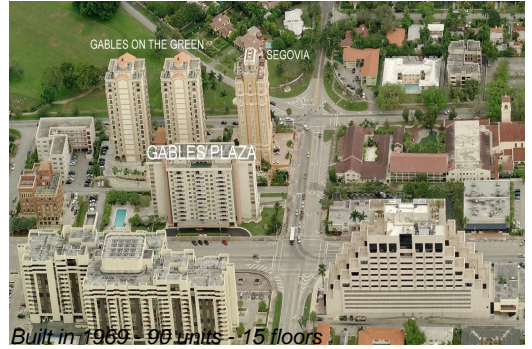


Unit PHB - Gables Plaza

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: \$504,000
 Valuated PPSF: \$541



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: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

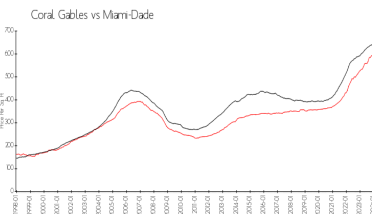
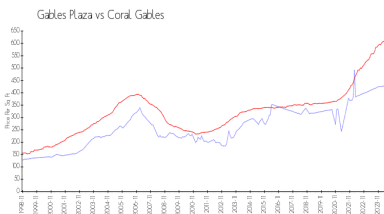
Building Association Information

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

Avg. Time to Close Over Last 12 Months

Gables Plaza: 82 days

Coral Gables
Miami-Dade

65 days
82 days