

# Unit 102 BLDG 3 - Gables Court

102 BLDG 3 - 6801 SW 44 St, Coral Gables, FL, Miami-Dade 33155

## Unit Information

MLS Number:	A11594691
Status:	Closed
Size:	697 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$466
Valuated Price:	\$310,000
Valuated PPSF:	\$445

*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:	2
Building inventory for sale:	1%
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

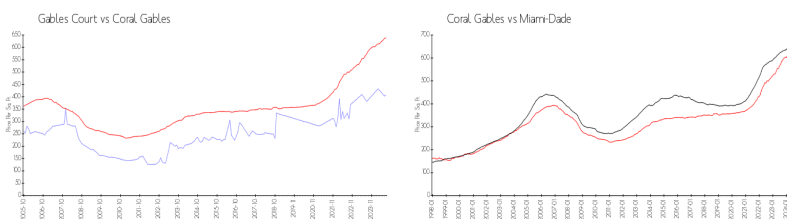
## Building Association Information

Gables Court Condo Association Inc  
(305) 669-7595 & (305) 669-5842

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	991 sq ft	Sep 2024	\$380,000	\$383
102	697 sq ft	Aug 2024	\$310,000	\$445
305	711 sq ft	Mar 2024	\$330,000	\$464
304	711 sq ft	Mar 2024	\$310,000	\$436

## Market Information



Gables Court:	\$407/sq. ft.	Coral Gables:	\$639/sq. ft.
Coral Gables:	\$639/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Gables Court	1%
Coral Gables	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Gables Court	40 days
Coral Gables	66 days
Miami-Dade	85 days

