

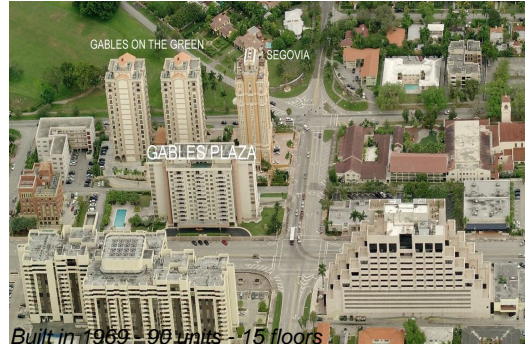
Unit 1106 - Gables Plaza

1106 - 625 Biltmore Way, Coral Gables, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11600720
Status:	Active
Size:	1,266 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available, Assigned Parking
View:	
List Price:	\$549,500
List PPSF:	\$434
Valuated Price:	\$549,000
Valuated PPSF:	\$434

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

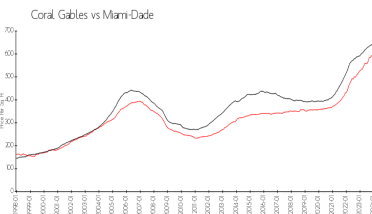
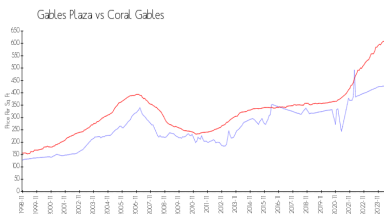
Building Association Information

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
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Coral Gables
Miami-Dade

65 days
82 days