

Unit PH06 - Gables Waterway

PH06 - 90 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

Unit Information

MLS Number:	A11674740
Status:	Active
Size:	910 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$545,000
List PPSF:	\$599
Valuated Price:	\$444,000
Valuated PPSF:	\$488

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:	330
Number of active listings for rent:	2
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

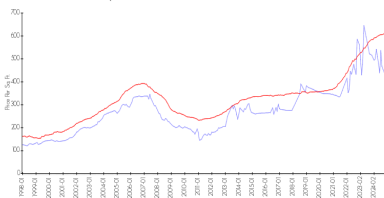
Gables Waterway Towers
(305) 665-7871

Recent Sales

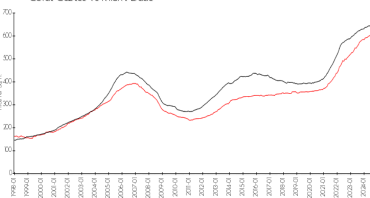
Unit #	Size	Closing Date	Sale Price	PPSF
618	910 sq ft	Jan 2025	\$340,000	\$374
321	910 sq ft	Jan 2025	\$325,000	\$357
812	910 sq ft	Nov 2024	\$375,000	\$412
201	1,510 sq ft	Nov 2024	\$730,000	\$483
908	910 sq ft	Sep 2024	\$373,450	\$410
804	1,570 sq ft	Sep 2024	\$895,000	\$570

Market Information

Gables Waterway vs Coral Gables



Coral Gables vs Miami-Dade



Gables Waterway: \$467/sq. ft.
Coral Gables: \$621/sq. ft.

Coral Gables: \$621/sq. ft.
Miami-Dade: \$688/sq. ft.

Inventory for Sale

Gables Waterway	5%
Coral Gables	3%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Gables Waterway	94 days
Coral Gables	72 days
Miami-Dade	91 days

