

GABLES WATERWAY TOWERS REAL ESTATE MARKET UPDATE

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COMPLIMENTS OF STEVE WEISS
GABLES WATERWAY TOWERS
RESIDENT REALTOR

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REALTY**



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Sold Over 50 Condos!

**I live here.
I sell here.
I'm your
real estate
Expert.**



As a dedicated real estate professional deeply embedded in our vibrant community, I wanted to take a moment to share my commitment to serving you and our neighbors with the highest level of expertise and care.

I also work closely with buyers and sellers in the Greater Miami-Miami Beach area, and work with other realtors across the country !

Here's why my local knowledge and community engagement set me apart as the go-to expert for all your real estate needs:

- 1. Community Roots:** I'm more than just a real estate agent; I'm a proud member of this community. My roots run deep here, giving me unparalleled insight into the unique characteristics and hidden gems that make our neighborhood special.
- 2. Market Mastery:** My in-depth understanding of local market trends, property values, and neighborhood dynamics empowers me to provide precise and accurate guidance tailored to our specific neighborhood.
- 3. Connections That Matter:** Over the years, I've fostered invaluable relationships with community leaders, local businesses, and residents. This network allows me to stay informed about developments, ensuring you receive the most relevant and timely advice.
- 4. Your Advocate:** I'm committed to advocating for your best interests. Whether it's showcasing your home's unique features or negotiating on your behalf, I'm dedicated to achieving exceptional results for you.
- 5. Support Beyond Transactions:** My commitment to our community goes beyond real estate transactions. I'm here to be a resource for anything related to homeownership, from recommending reputable service providers to sharing insights on community events.

I'm genuinely passionate about enhancing our community by helping individuals like you make informed real estate decisions that positively impact your lives.

Should you have any real estate questions, desire a comprehensive market analysis, or simply wish to chat about the current state of our local real estate market, I'm just a call or email away.

Thank you for considering me as your trusted real estate expert within our community. It's an honor to serve you and our neighbors.

Your Neighbor,

Steve Weiss

(305) 467-7537

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SUMMARY OF CONDOS SOLD BETWEEN 10/1/2024 AND 09/30/2025 & COMPARISON TO LAST YEAR

	Condos Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft
10/1/2024 to 09/30/2025	16	4.9%	\$504,813	\$452.60
10/1/2023 to 09/30/2024	15	4.6%	\$517,733	\$497.62
Difference (+/-)	+1	+0.3%	-\$12,920	-\$45.02

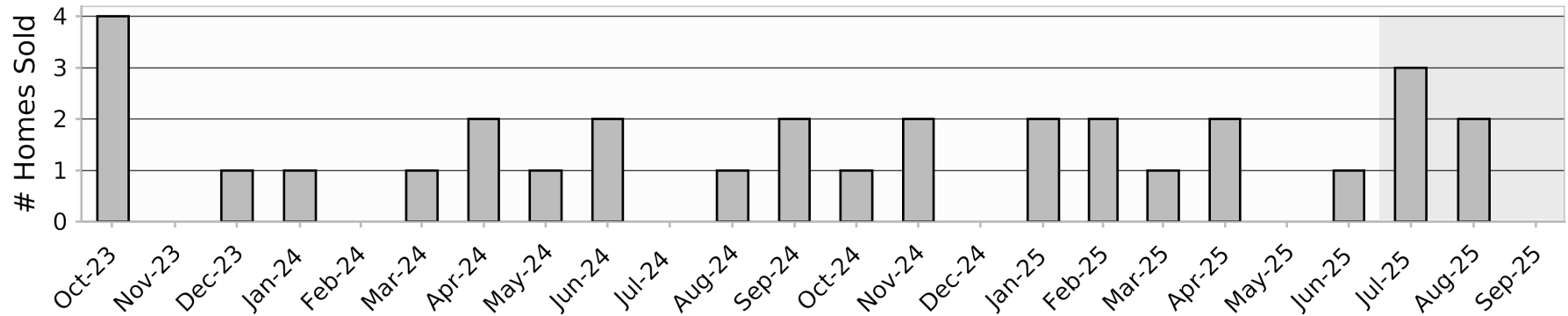
DETAILS ON MOST RECENTLY SOLD CONDOS THROUGH 09/30/2025

Address	Year Built	Beds	Baths	Square Feet	Sold Price	Price per Sq Ft	Date Sold
90 Edgewater Dr 1222	1969	1	2	910	\$495,000	\$543.96	8/29/2025
90 Edgewater Dr 314	1969	2	2	1,470	\$659,000	\$448.30	8/27/2025
90 Edgewater Dr 522	1969	1	2	910	\$365,000	\$401.10	7/28/2025
90 Edgewater Dr 1015	1969	2	2	1,373	\$750,000	\$546.25	7/17/2025
90 Edgewater Dr 1211	1969	1	2	910	\$375,000	\$412.09	7/11/2025
90 Edgewater Dr 818	1969	1	2	910	\$420,000	\$461.54	6/9/2025
90 Edgewater Dr 822	1969	1	2	910	\$390,000	\$428.57	4/23/2025
90 Edgewater Dr 704	1969	2	3	1,570	\$715,000	\$455.41	4/1/2025
90 Edgewater Dr 607	1969	1	2	910	\$466,500	\$512.64	3/26/2025
90 Edgewater Dr 622	1969	1	2	910	\$451,500	\$496.15	2/12/2025
90 Edgewater Dr 206-08	1969	2	3	1,820	\$785,000	\$431.32	2/5/2025
90 Edgewater Dr 618	1969	1	2	910	\$340,000	\$373.63	1/20/2025
90 Edgewater Dr 321	1969	1	2	910	\$325,000	\$357.14	1/16/2025
90 Edgewater Dr 812	1969	1	2	910	\$375,000	\$412.09	11/21/2024
90 Edgewater Dr 201	1969	2	3	1,510	\$730,000	\$483.44	11/19/2024
90 Edgewater Dr 118	1969	1	2	910	\$435,000	\$478.02	10/29/2024

Based on information from the Miami Dade County Property Appraiser. This information may or may not include all properties sold in Gables Waterway Towers during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.

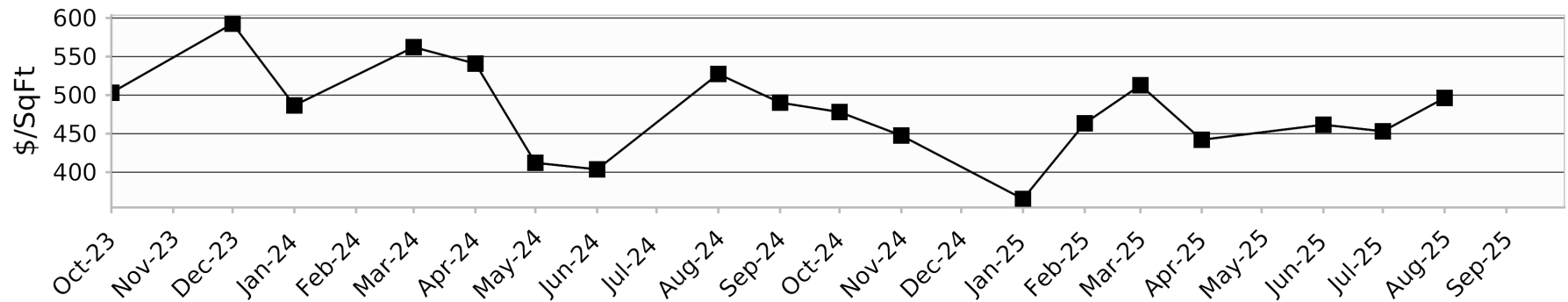
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MONTHLY HISTORY OF NUMBER OF CONDOS SOLD BETWEEN 10/1/2023 AND 09/30/2025



Note: All sales may not be reported for the shaded region, as sales may take between 30-90 days to be published by the Property Appraiser.

MONTHLY HISTORY OF AVERAGE PRICE PER SQUARE FOOT BETWEEN 10/1/2023 AND 09/30/2025



Note: The charts do not include data points for months without any sales.

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