

Unit 121 - Venice

121 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

Unit Information

MLS Number: A11550121
 Status: Active
 Size: 2,750 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Golf Cart Parking, Guest Parking

View:
 List Price: \$2,100,000
 List PPSF: \$764
 Valuated Price: \$1,811,000
 Valuated PPSF: \$659

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.



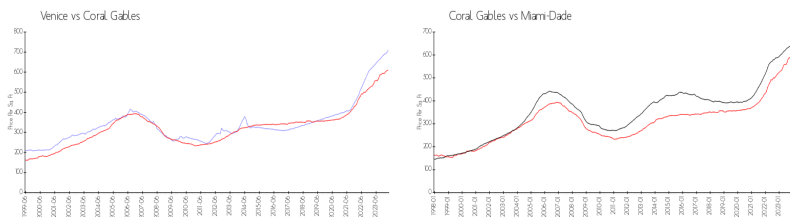
Building Information

Number of units: 44
 Number of active listings for rent: 2
 Number of active listings for sale: 2
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
127	2,750 sq ft	Mar 2024	\$1,000,000	\$364
126	2,750 sq ft	Feb 2024	\$1,055,000	\$384

Market Information



Venice:	\$711/sq. ft.	Coral Gables:	\$609/sq. ft.
Coral Gables:	\$609/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Venice: 5%
 Coral Gables: 2%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Venice: 232 days
 Coral Gables: 62 days
 Miami-Dade: 81 days