

# Unit 228 - Padua

228 - 13637 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

## Unit Information

MLS Number: A11360726  
 Status: Active  
 Size: 2,620 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Covered Parking, Guest Parking  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$439  
 Valuated Price: \$1,092,000  
 Valuated PPSF: \$417

*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.*

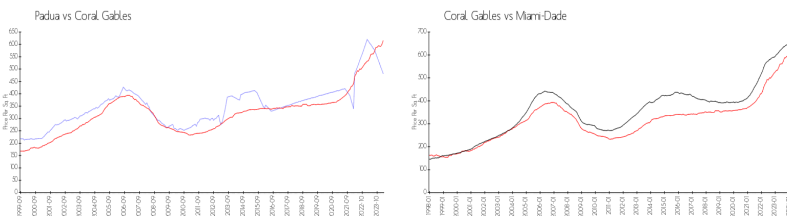
## Building Information

Number of units: 54  
 Number of active listings for rent: 1  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
261	2,980 sq ft	Aug 2023	\$1,550,000	\$520

## Market Information



Padua:	\$481/sq. ft.	Coral Gables:	\$616/sq. ft.
Coral Gables:	\$616/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Padua	2%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Padua	105 days
Coral Gables	62 days
Miami-Dade	80 days

