

Unit 112 - Venice

112 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

Unit Information

MLS Number: A11541336
 Status: Active
 Size: 3,140 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Golf Cart Parking
 View:
 List Price: \$1,995,000
 List PPSF: \$635
 Valuated Price: \$2,326,000
 Valuated PPSF: \$741

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.

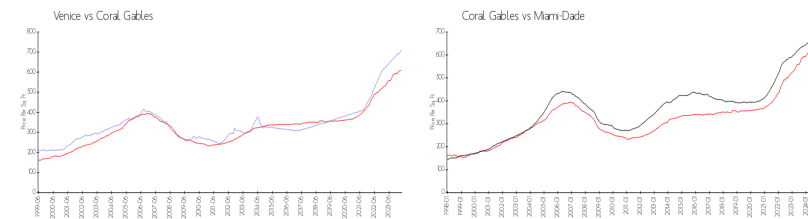
Building Information

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.
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 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

