

# Unit 222 - Padua

222 - 13637 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

## Unit Information

MLS Number:	A11587025
Status:	Active
Size:	3,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Golf Cart Parking
View:	
List Price:	\$1,795,000
List PPSF:	\$563
Valuated Price:	\$1,754,000
Valuated PPSF:	\$550

*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

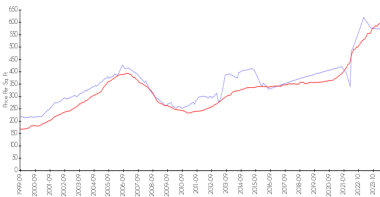
Number of units:	54
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

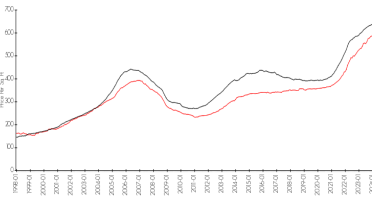
Unit #	Size	Closing Date	Sale Price	PPSF
233	4,220 sq ft	May 2024	\$2,195,000	\$520
261	2,980 sq ft	Aug 2023	\$1,550,000	\$520

## Market Information

Padua vs Coral Gables



Coral Gables vs Miami-Dade



Padua:	\$574/sq. ft.	Coral Gables:	\$620/sq. ft.
Coral Gables:	\$620/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Padua	6%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Padua	64 days
Coral Gables	63 days
Miami-Dade	83 days

