

Unit 294 - Padua

294 - 13637 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

Unit Information

MLS Number:	A11591889
Status:	Active
Size:	3,630 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$2,490,000
List PPSF:	\$686
Valuated Price:	\$1,941,000
Valuated PPSF:	\$535

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

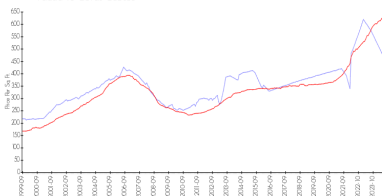
Number of units:	54
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Recent Sales

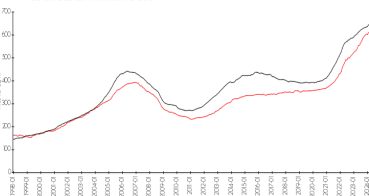
Unit #	Size	Closing Date	Sale Price	PPSF
222	3,190 sq ft	Sep 2024	\$1,725,000	\$541
228	2,620 sq ft	Aug 2024	\$997,000	\$381
233	4,220 sq ft	May 2024	\$2,195,000	\$520

Market Information

Padua vs Coral Gables



Coral Gables vs Miami-Dade



Padua:	\$455/sq. ft.	Coral Gables:	\$639/sq. ft.
Coral Gables:	\$639/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Padua	6%
Coral Gables	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Padua	180 days
Coral Gables	66 days
Miami-Dade	85 days

