

# 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.*

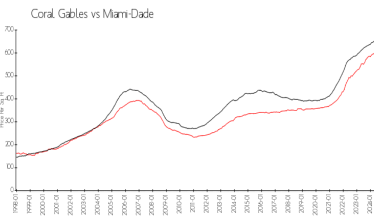
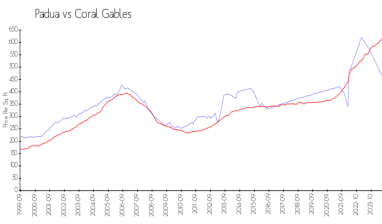
## Building Information

Number of units: 54  
 Number of active listings for rent: 1  
 Number of active listings for sale: 4  
 Building inventory for sale: 7%  
 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: 1

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 228    | 2,620 sq ft | Aug 2024     | \$997,000   | \$381 |
| 233    | 4,220 sq ft | May 2024     | \$2,195,000 | \$520 |

## Market Information



Padua: \$455/sq. ft.      Coral Gables: \$619/sq. ft.  
 Coral Gables: \$619/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Padua: 7%  
 Coral Gables: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Padua: 240 days  
 Coral Gables: 65 days  
 Miami-Dade: 84 days

