

Unit 151 - Venice

151 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

Unit Information

MLS Number: A11638195
 Status: Active
 Size: 2,750 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:

List Price: \$2,100,000
 List PPSF: \$764
 Valuated Price: \$1,457,000
 Valuated PPSF: \$530

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.

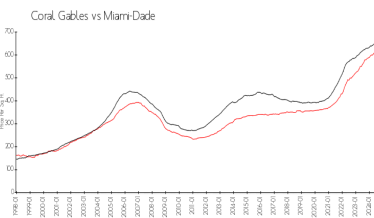
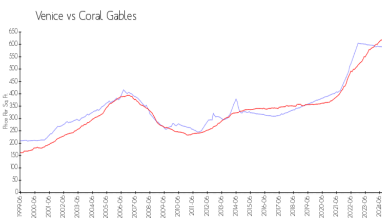
Building Information

Number of units: 44
 Number of active listings for rent: 2
 Number of active listings for sale: 3
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 3
 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
154	3,140 sq ft	Nov 2024	\$1,617,946	\$515
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:	\$589/sq. ft.	Coral Gables:	\$625/sq. ft.
Coral Gables:	\$625/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Venice: 173 days
 Coral Gables: 65 days
 Miami-Dade: 86 days

