

Unit 112 - Venice

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

Unit Information

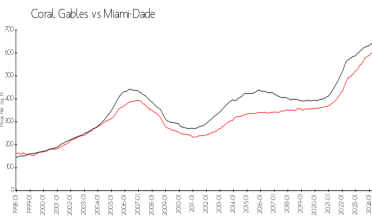
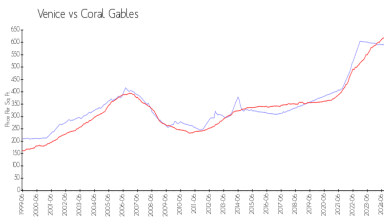
MLS Number: A11645905
 Status: Active
 Size: 3,140 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Spaces,Assigned Parking,Covered Parking
 View: Canal,Lagoon,Water View
 Rental Price: \$13,000
 List PPSF: \$4
 Valuated Price: \$1,928,000
 Valuated PPSF: \$614

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

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

