

Unit 247 - Padua

247 - 13637 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

Unit Information

MLS Number: A11688902
 Status: Active
 Size: 2,620 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking

View:
 List Price: \$1,200,000
 List PPSF: \$458
 Valuated Price: \$1,135,000
 Valuated PPSF: \$433

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

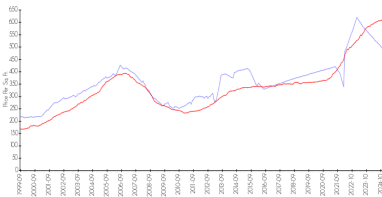
Number of units: 54
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Recent Sales

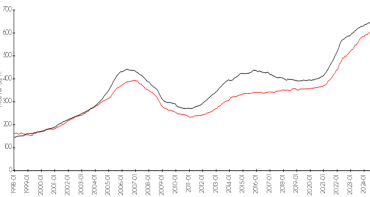
Unit #	Size	Closing Date	Sale Price	PPSF
237	2,620 sq ft	Nov 2024	\$1,000,000	\$382
222	3,190 sq ft	Sep 2024	\$1,725,000	\$541
228	2,620 sq ft	Aug 2024	\$997,000	\$381
233	4,220 sq ft	May 2024	\$2,195,000	\$520

Market Information

Padua vs Coral Gables



Coral Gables vs Miami-Dade



Padua:	\$490/sq. ft.	Coral Gables:	\$621/sq. ft.
Coral Gables:	\$621/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Padua: 6%
 Coral Gables: 3%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Padua: 211 days
 Coral Gables: 72 days
 Miami-Dade: 90 days

