

# Unit 601 - Milano

601 - 13621 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

## Unit Information

MLS Number:	A11788855
Status:	Active
Size:	2,814 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,100,000
List PPSF:	\$746
Valuated Price:	\$1,995,000
Valuated PPSF:	\$709

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:	41
Number of active listings for rent:	2
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

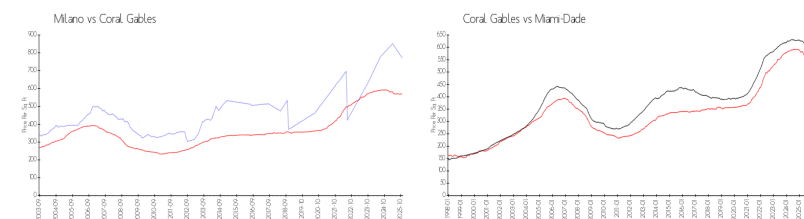
Milano At Deering Bay Condominium Association Inc  
(786) 242-5975

<https://www.deeringbaympoa.com/Milano-at-Deering-Bay-Condominium-Association,-Inc~258464>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	2,972 sq ft	Aug 2025	\$2,620,000	\$882
803	2,972 sq ft	Apr 2025	\$2,500,000	\$841

## Market Information



Milano:	\$771/sq. ft.	Coral Gables:	\$572/sq. ft.
Coral Gables:	\$572/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Milano	5%
Coral Gables	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Milano	50 days
Coral Gables	63 days
Miami-Dade	77 days



Built in 2004 - 41 units - 13 floors