

Unit 142 - Venice

142 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

Unit Information

MLS Number:	A11801383
Status:	Active
Size:	3,140 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Golf Cart Parking
View:	
List Price:	\$1,995,000
List PPSF:	\$635
Valuated Price:	\$1,907,000
Valuated PPSF:	\$607

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.

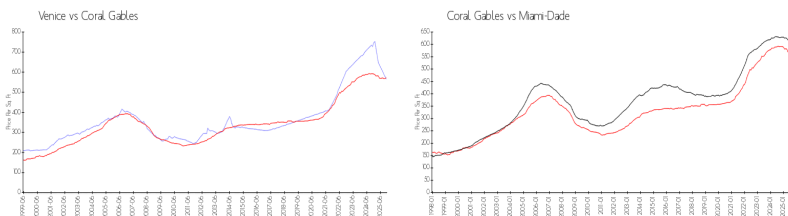
Building Information

Number of units:	44
Number of active listings for rent:	2
Number of active listings for sale:	1
Building inventory for sale:	2%
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
PH 164	3,140 sq ft	Nov 2025	\$1,800,000	\$573
121	2,750 sq ft	Apr 2025	\$1,650,000	\$600
PH151	2,750 sq ft	Jan 2025	\$1,860,000	\$676

Market Information



Venice:	\$565/sq. ft.	Coral Gables:	\$572/sq. ft.
Coral Gables:	\$572/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Venice	2%
Coral Gables	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Venice	66 days
Coral Gables	63 days
Miami-Dade	77 days



Built in 1993 - 44 units - 7 Floors