

# Unit 225 - Padua

225 - 13637 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

## Unit Information

MLS Number:	A11833892
Status:	Active
Size:	3,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$1,995,000
List PPSF:	\$625
Valuated Price:	\$2,020,000
Valuated PPSF:	\$633

*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.*

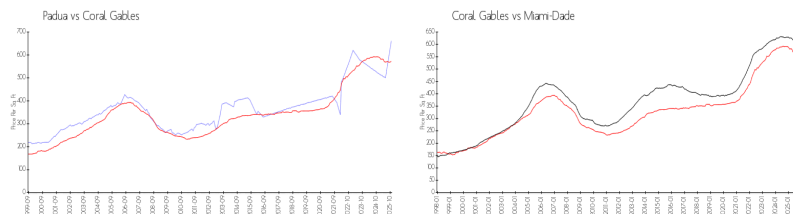
## Building Information

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:	5
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
231	2,980 sq ft	Dec 2025	\$1,487,500	\$499
238	2,620 sq ft	Jun 2025	\$1,150,000	\$439
247	2,620 sq ft	Apr 2025	\$1,170,000	\$447
222	3,190 sq ft	Mar 2025	\$1,720,000	\$539
PH 294	3,630 sq ft	Mar 2025	\$2,300,000	\$634

## Market Information



Padua:	\$661/sq. ft.	Coral Gables:	\$572/sq. ft.
Coral Gables:	\$572/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Padua	6%
Coral Gables	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Padua	124 days
Coral Gables	63 days
Miami-Dade	77 days

