

Unit 123 - Venice

123 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

Unit Information

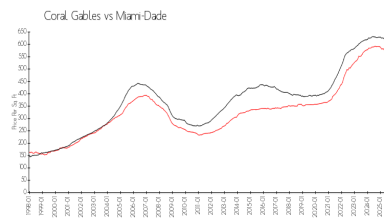
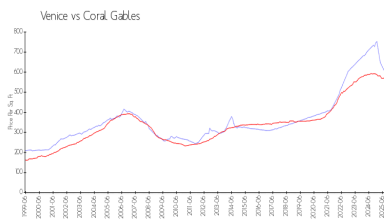
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|-----------------|--|
| MLS Number: | A11881590 |
| Status: | Active |
| Size: | 4,090 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Covered Parking,Guest Parking |
| View: | Lagoon |
| Rental Price: | \$16,000 |
| List PPSF: | \$4 |
| Valuated Price: | \$2,508,000 |
| Valuated PPSF: | \$613 |

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

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| 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 |

Market Information



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

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

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

