

# Unit 117 - Venice

117 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | F10455643        |
| Status:         | Active           |
| Size:           | 2,750 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 3                |
| Half Bathrooms: | 1                |
| Parking Spaces: | Assigned Parking |
| View:           | Garden View      |
| List Price:     | \$1,915,000      |
| List PPSF:      | \$696            |
| Valuated Price: | \$1,813,000      |
| Valuated PPSF:  | \$659            |

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.

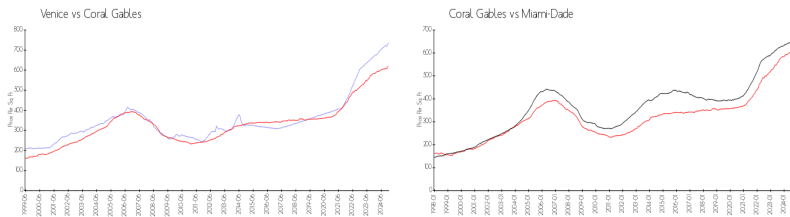
## Building Information

|  |    |
|--|----|
| Number of units:                         | 44 |
| Number of active listings for rent:      | 2  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 4% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 3  |
| Number of sales over the last 3 months:  | 3  |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| PH151  | 2,750 sq ft | Jan 2025     | \$1,860,000 | \$676 |
| 112    | 3,140 sq ft | Nov 2024     | \$1,625,000 | \$518 |
| 154    | 3,140 sq ft | Nov 2024     | \$1,617,946 | \$515 |
| 127    | 2,750 sq ft | Mar 2024     | \$1,000,000 | \$364 |
| 126    | 2,750 sq ft | Feb 2024     | \$1,055,000 | \$384 |

## Market Information



|               |               |               |               |
|---------------|---------------|---------------|---------------|
| Venice:       | \$733/sq. ft. | Coral Gables: | \$621/sq. ft. |
| Coral Gables: | \$621/sq. ft. | Miami-Dade:   | \$688/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Venice       | 5% |
| Coral Gables | 3% |
| Miami-Dade   | 5% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Venice       | 165 days |
| Coral Gables | 72 days  |
| Miami-Dade   | 91 days  |

