

# Unit 228 - Padua

228 - 13637 Deering Bay Dr, Coral Gables, FL, Miami-Dade 33158

## Unit Information

MLS Number: A11360726  
 Status: Active  
 Size: 2,620 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Covered Parking, Guest Parking  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$439  
 Valuated Price: \$1,092,000  
 Valuated PPSF: \$417

*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.*

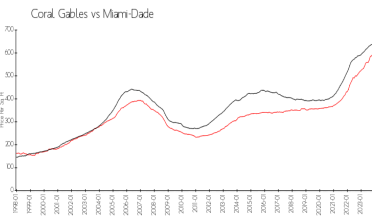
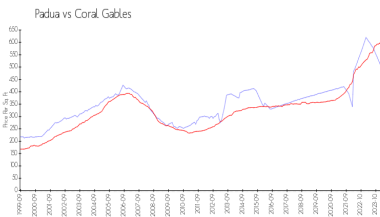
## Building Information

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: 2  
 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
233	4,220 sq ft	May 2024	\$2,195,000	\$520
261	2,980 sq ft	Aug 2023	\$1,550,000	\$520

## Market Information



Padua:	\$481/sq. ft.	Coral Gables:	\$609/sq. ft.
Coral Gables:	\$609/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Padua: 6%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Padua: 64 days  
 Coral Gables: 62 days  
 Miami-Dade: 81 days

