

# Unit 121 - Venice

121 - 13641 Deering Bay Dr., Coral Gables, FL, Miami-Dade 33158

## Unit Information

MLS Number: A11550121  
 Status: Active  
 Size: 2,750 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Golf Cart Parking, Guest Parking

View:  
 List Price: \$2,100,000  
 List PPSF: \$764  
 Valuated Price: \$1,811,000  
 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.*



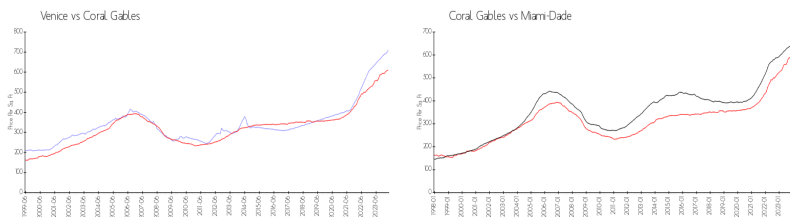
## Building Information

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: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$711/sq. ft.  
 Coral Gables: \$609/sq. ft.

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

## Inventory for Sale

Venice: 5%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Venice: 232 days  
 Coral Gables: 62 days  
 Miami-Dade: 81 days