

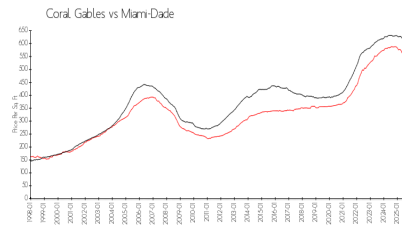
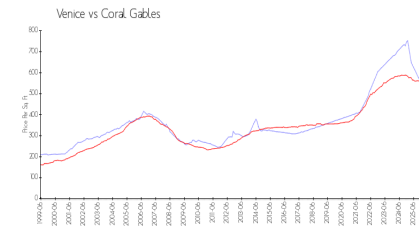
Venice

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

Building Information

Number of units:	44
Number of active listings for rent:	1
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



Venice:	\$565/sq. ft.	Coral Gables:	\$560/sq. ft.
Coral Gables:	\$560/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Venice	75 days
Coral Gables	62 days
Miami-Dade	77 days



Built in 1993 - 44 units - 7 Floors