

# Unit 1709 - 5252 Paseo

1709 - 5252 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11572138  
 Status: Active  
 Size: 950 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$559,500  
 List PPSF: \$589  
 Valuated Price: \$469,000  
 Valuated PPSF: \$494

*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.*

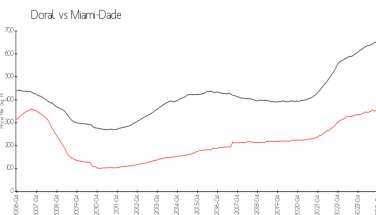
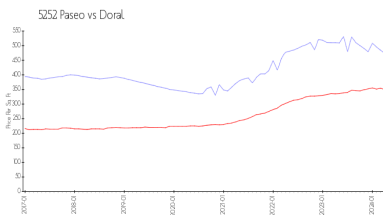
## Building Information

Number of units: 203  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	688 sq ft	May 2024	\$405,000	\$589
1908	777 sq ft	Jan 2024	\$420,000	\$541
1412	1,462 sq ft	Dec 2023	\$710,000	\$486
1801	1,067 sq ft	Dec 2023	\$563,000	\$528
302	1,328 sq ft	Oct 2023	\$635,000	\$478
309	950 sq ft	Oct 2023	\$520,000	\$547
1709	950 sq ft	Oct 2023	\$490,000	\$516

## Market Information



5252 Paseo: \$473/sq. ft.  
 Doral: \$349/sq. ft.  
 Doral: \$349/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

5252 Paseo: 5%  
 Doral: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

5252 Paseo: 84 days  
 Doral: 49 days  
 Miami-Dade: 81 days

