

# Unit 613 - 5350 Park

613 - 5350 NW 84 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11048284  
 Status: Active  
 Size: 1,379 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Open Space Parking,Other Parking,Valet Parking

View:  
 List Price: \$820,000  
 List PPSF: \$595  
 Valuated Price: \$766,000  
 Valuated PPSF: \$555

*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.*



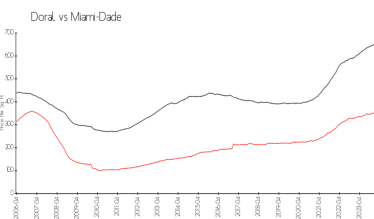
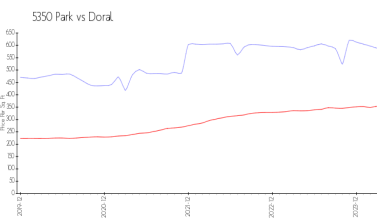
## Building Information

Number of units: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 22  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
514	650 sq ft	Apr 2024	\$420,000	\$646
816	430 sq ft	Dec 2023	\$350,000	\$814
1812	651 sq ft	Nov 2023	\$430,000	\$661
1605	1,032 sq ft	Oct 2023	\$615,000	\$596
1705	1,032 sq ft	Oct 2023	\$570,000	\$552

## Market Information



5350 Park: \$588/sq. ft.  
 Doral: \$354/sq. ft.

Doral: \$354/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

5350 Park: 9%  
 Doral: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

5350 Park: 109 days  
 Doral: 48 days  
 Miami-Dade: 81 days