

# Unit 607 - 5350 Park

607 - 5350 NW 84 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | A11364009       |
| Status:         | Pending         |
| Size:           | 1,024 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: |                 |
| Parking Spaces: | Covered Parking |
| View:           |                 |
| List Price:     | \$599,900       |
| List PPSF:      | \$586           |
| Valuated Price: | \$569,000       |
| 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.*

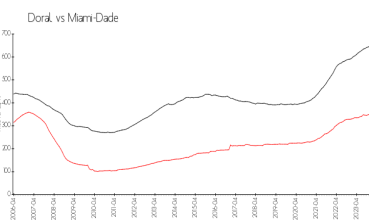
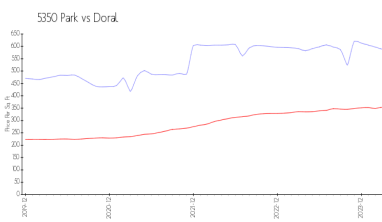
## Building Information

|  |     |
|--|-----|
| 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  |

