

Unit 8215 Lake Dr # 107 - Las Vistas at Doral III

8215 Lake Dr # 107 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number: A11438057
 Status: Active
 Size: 810 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$282,000
 List PPSF: \$348
 Valuated Price: \$262,000
 Valuated PPSF: \$323

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: 446
 Number of active listings for rent: 0
 Number of active listings for sale: 12
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

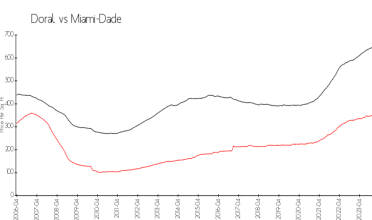
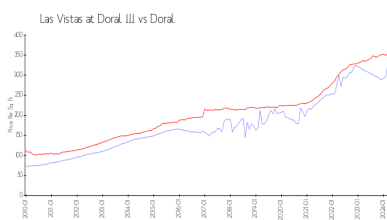
Building Association Information

Las Vistas At Doral Condominium
 8290 Lake Dr,
 Doral, FL 33166
 (305) 591-2972
 Las Vistas At Doral
 Address: 8323 Lake Dr,
 Doral, FL 33166,
 Phone: +1 305-513-3396

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 304 | 810 sq ft | Apr 2024 | \$275,000 | \$340 |
| 204 | 810 sq ft | Mar 2024 | \$265,000 | \$327 |
| 304 | 810 sq ft | Feb 2024 | \$268,000 | \$331 |
| 506 | 810 sq ft | Feb 2024 | \$275,000 | \$340 |
| 106 | 1,197 sq ft | Dec 2023 | \$340,000 | \$284 |

Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Las Vistas at Doral III: | \$330/sq. ft. | Doral: | \$354/sq. ft. |
| Doral: | \$354/sq. ft. | Miami-Dade: | \$703/sq. ft. |



Inventory for Sale

| | |
|-------------------------|----|
| Las Vistas at Doral III | 3% |
| Doral | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Las Vistas at Doral III | 59 days |
| Doral | 48 days |
| Miami-Dade | 81 days |