

# Unit 816 - Midtown Doral 3

816 - 7825 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11444382
Status:	Active
Size:	1,339 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$699,000
List PPSF:	\$522
Valuated Price:	\$520,000
Valuated PPSF:	\$388

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:	153
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

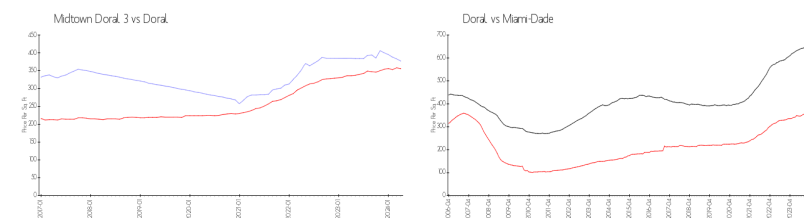
## Building Association Information

Midtown Doral Association  
Address: 7661 NW 107th Ave, Bldg Lobby, Doral, FL 33178  
Phone: +1 305-307-6731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,684 sq ft	Apr 2024	\$580,000	\$344
204	1,684 sq ft	Dec 2023	\$540,000	\$321
620	1,130 sq ft	Dec 2023	\$440,000	\$389
401	1,343 sq ft	Nov 2023	\$540,000	\$402
312	1,130 sq ft	Oct 2023	\$439,990	\$389
514	1,244 sq ft	Oct 2023	\$435,000	\$350

## Market Information

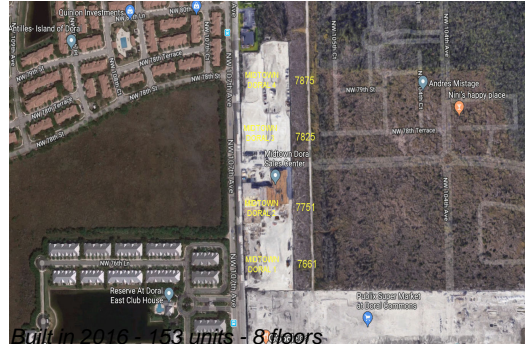


Midtown Doral 3: \$377/sq. ft.  
Doral: \$356/sq. ft.

Doral: \$356/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Midtown Doral 3	3%
Doral	2%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Midtown Doral 3	76 days
Doral	47 days
Miami-Dade	81 days