

# Unit 5600 NW 114th Pl # 209 - Las Brisas at Doral

5600 NW 114th Pl # 209 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11473685
Status:	Active
Size:	1,680 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$494,000
List PPSF:	\$294
Valuated Price:	\$479,000
Valuated PPSF:	\$285

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:	341
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

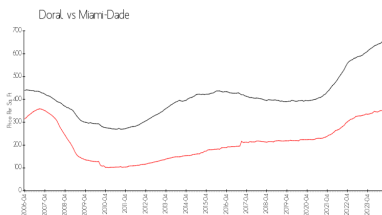
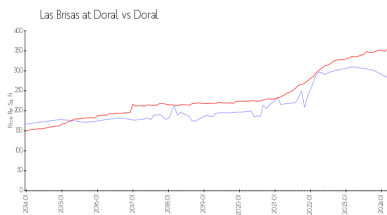
## Building Association Information

Las Brisas at Doral  
 Community Association  
 10544 NW 26th St  
 Ste E-04  
 Doral, FL 33172  
 (305) 514-0089

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,420 sq ft	Apr 2024	\$474,000	\$334
101	1,260 sq ft	Jan 2024	\$437,000	\$347
105	1,050 sq ft	Nov 2023	\$385,000	\$367
103	1,420 sq ft	Nov 2023	\$460,000	\$324
102	1,420 sq ft	Nov 2023	\$420,000	\$296

## Market Information

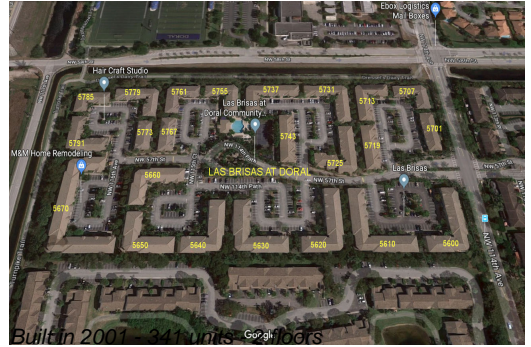


Las Brisas at Doral: \$283/sq. ft.  
 Doral: \$354/sq. ft.

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

## Inventory for Sale

Las Brisas at Doral 2%



Doral	2%
Miami-Dade	3%

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

Las Brisas at Doral	28 days
Doral	48 days
Miami-Dade	81 days