

# Unit 506 - Midtown Doral 1

506 - 7661 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11474070
Status:	Active
Size:	765 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$329,000
List PPSF:	\$430
Valuated Price:	\$284,000
Valuated PPSF:	\$371

*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:	98
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

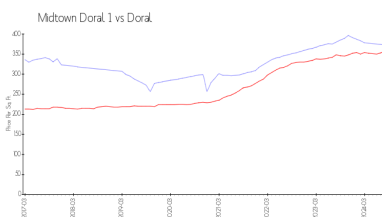
## Building Association Information

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

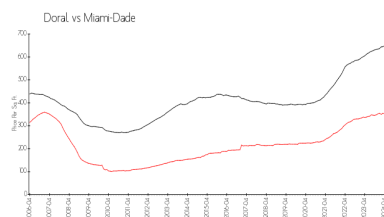
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
809	765 sq ft	Mar 2024	\$298,000	\$390
710	1,076 sq ft	Dec 2023	\$430,000	\$400
205	1,076 sq ft	Nov 2023	\$420,000	\$390
303	1,076 sq ft	Nov 2023	\$410,000	\$381
208	1,556 sq ft	Oct 2023	\$500,000	\$321

## Market Information



Midtown Doral 1: \$372/sq. ft.  
Doral: \$358/sq. ft.



Doral: \$358/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Midtown Doral 1	7%
Doral	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Midtown Doral 1	58 days
Doral	53 days
Miami-Dade	85 days

