

# Unit 1402 - 5252 Paseo

1402 - 5252 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11492524
Status:	Active Under Contract
Size:	1,328 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$660,000
List PPSF:	\$497
Valuated Price:	\$635,000
Valuated PPSF:	\$478

*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.*

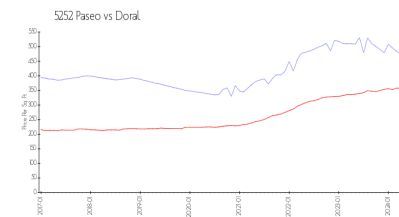
## Building Information

Number of units:	203
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	4%
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:	0

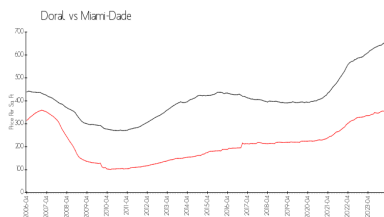
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1908	777 sq ft	Jan 2024	\$420,000	\$541
1412	1,462 sq ft	Dec 2023	\$710,000	\$486
1801	1,067 sq ft	Dec 2023	\$563,000	\$528
302	1,328 sq ft	Oct 2023	\$635,000	\$478
309	950 sq ft	Oct 2023	\$520,000	\$547
1709	950 sq ft	Oct 2023	\$490,000	\$516

## Market Information



5252 Paseo: \$472/sq. ft.  
Doral: \$356/sq. ft.



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

## Inventory for Sale

5252 Paseo	4%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

5252 Paseo	86 days
Doral	47 days
Miami-Dade	81 days

