

Unit 8225 Lake Dr # 502 - Las Vistas at Doral III

8225 Lake Dr # 502 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number: A11504600
 Status: Active
 Size: 1,197 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Open Space Parking
 View:
 List Price: \$345,000
 List PPSF: \$288
 Valuated Price: \$403,000
 Valuated PPSF: \$337

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

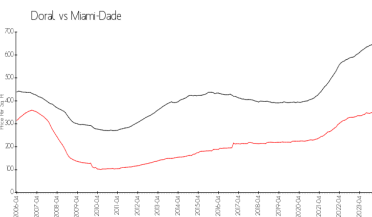
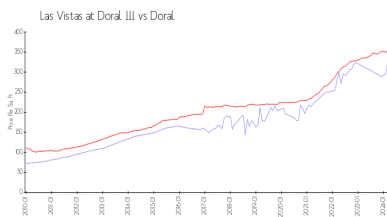
Building Association Information

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