

# Unit 617 - Midtown Doral 2

617 - 7751 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11515096
Status:	Active Under Contract
Size:	989 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Street Parking
View:	
List Price:	\$379,000
List PPSF:	\$383
Valuated Price:	\$370,000
Valuated PPSF:	\$374

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:	12
Building inventory for sale:	7%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

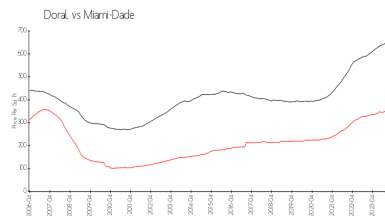
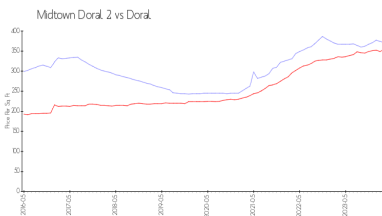
## Building Association Information

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
720	1,130 sq ft	Apr 2024	\$425,000	\$376
221	1,130 sq ft	Apr 2024	\$405,000	\$358
704	1,684 sq ft	Apr 2024	\$630,000	\$374
207	1,130 sq ft	Jan 2024	\$435,000	\$385
709	1,244 sq ft	Jan 2024	\$465,000	\$374
318	989 sq ft	Jan 2024	\$365,000	\$369

## Market Information

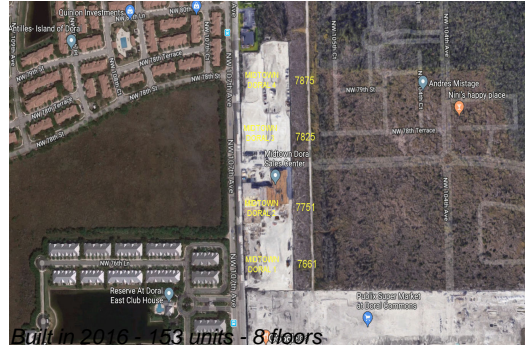


Midtown Doral 2: \$371/sq. ft.  
 Doral: \$354/sq. ft.

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

## Inventory for Sale

Midtown Doral 2	8%
Doral	2%
Miami-Dade	3%



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

Midtown Doral 2	67 days
Doral	48 days
Miami-Dade	81 days