

# Unit 4725 NW 85th Ave # 20 - Urbana at tthe Residences

4725 NW 85th Ave # 20 - 4740-4745 NW 84 Ct, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11527160
Status:	Active Under Contract
Size:	1,431 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$620,000
List PPSF:	\$433
Valuated Price:	\$622,000
Valuated PPSF:	\$435

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.

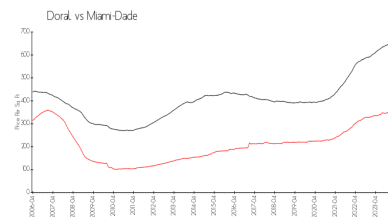
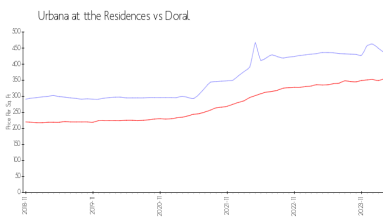
## Building Information

Number of units:	140
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
37	1,129 sq ft	Jan 2024	\$525,000	\$465
38	1,129 sq ft	Dec 2023	\$520,000	\$461
22	1,431 sq ft	Nov 2023	\$575,000	\$402
31	1,129 sq ft	Nov 2023	\$515,000	\$456
22	1,431 sq ft	Oct 2023	\$570,000	\$398

## Market Information



Urbana at tthe Residences:	\$436/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Urbana at tthe Residences	3%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Urbana at tthe Residences	79 days
Doral	48 days
Miami-Dade	81 days

