

# Unit 8401 NW 107th Ct # 5-36 - Leewards at Islands at Doral

8401 NW 107th Ct # 5-36 - 8231-8501 NW 107 Ct, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11530798
Status:	Pending
Size:	1,589 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$525,900
List PPSF:	\$331
Valuated Price:	\$573,000
Valuated PPSF:	\$361

*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.*

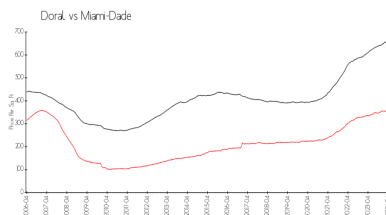
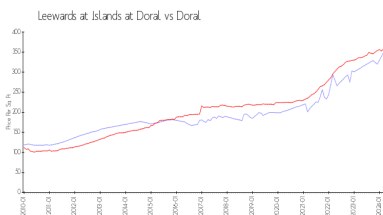
## Building Information

Number of units:	340
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1-28	1,507 sq ft	Apr 2024	\$560,000	\$372
11-35	1,507 sq ft	Mar 2024	\$540,000	\$358
2-17	1,462 sq ft	Mar 2024	\$525,000	\$359
6-9	1,507 sq ft	Jan 2024	\$515,000	\$342
3-30	1,282 sq ft	Dec 2023	\$410,000	\$320

## Market Information



Leewards at Islands at Doral: \$360/sq. ft.  
Doral: \$356/sq. ft.

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

## Inventory for Sale

Leewards at Islands at Doral	1%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Leewards at Islands at Doral	30 days
Doral	47 days
Miami-Dade	81 days

