

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: | \$538,000 |
| Valuated PPSF: | \$339 |

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.

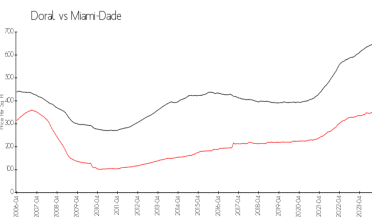
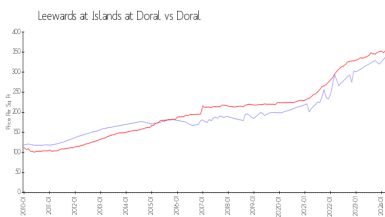
Building Information

| | |
|--|-----|
| 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: | \$339/sq. ft. | Doral: | \$354/sq. ft. |
| Doral: | \$354/sq. ft. | Miami-Dade: | \$703/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 | 48 days |
| Miami-Dade | 81 days |

