

Unit 1604 - 5350 Park

1604 - 5350 NW 84 Ave, Doral, FL, Miami-Dade 33166

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11533938 |
| Status: | Active |
| Size: | 1,016 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking,Guest Parking,Street Parking |
| View: | |
| List Price: | \$645,000 |
| List PPSF: | \$635 |
| Valuated Price: | \$654,000 |
| Valuated PPSF: | \$643 |

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.

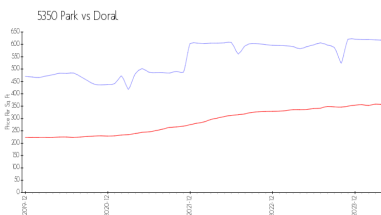
Building Information

| | |
|--|-----|
| Number of units: | 238 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

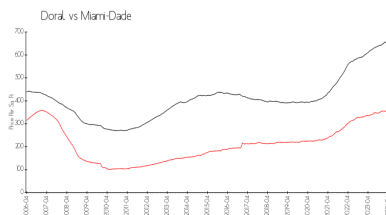
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 514 | 650 sq ft | Apr 2024 | \$420,000 | \$646 |
| 816 | 430 sq ft | Dec 2023 | \$350,000 | \$814 |
| 1812 | 651 sq ft | Nov 2023 | \$430,000 | \$661 |
| 1605 | 1,032 sq ft | Oct 2023 | \$615,000 | \$596 |
| 1705 | 1,032 sq ft | Oct 2023 | \$570,000 | \$552 |

Market Information



5350 Park: \$617/sq. ft.
Doral: \$356/sq. ft.



Doral: \$356/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

| | |
|------------|----|
| 5350 Park | 9% |
| Doral | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| 5350 Park | 110 days |
| Doral | 47 days |
| Miami-Dade | 81 days |

