

# Unit 8323 Lake Dr # 406 - Las Vistas at Doral III

8323 Lake Dr # 406 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11539223
Status:	Active
Size:	1,197 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$333,800
List PPSF:	\$279
Valuated Price:	\$366,000
Valuated PPSF:	\$306

*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:	446
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

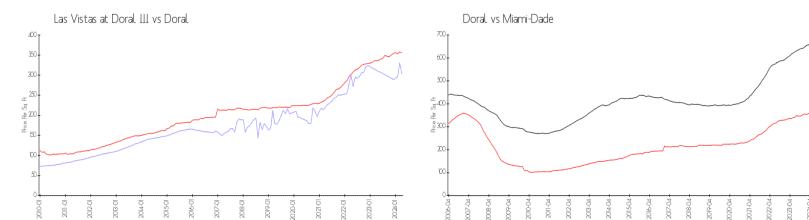
## Building Association Information

Las Vistas At Doral Condominium  
8290 Lake Dr,  
Doral, FL 33166  
(305) 591-2972  
Las Vistas At Doral  
Address: 8323 Lake Dr,  
Doral, FL 33166,  
Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	810 sq ft	Apr 2024	\$275,000	\$340
204	810 sq ft	Mar 2024	\$265,000	\$327
304	810 sq ft	Feb 2024	\$268,000	\$331
506	810 sq ft	Feb 2024	\$275,000	\$340
106	1,197 sq ft	Dec 2023	\$340,000	\$284

## Market Information



Las Vistas at Doral	\$303/sq. ft.	Doral:	\$356/sq. ft.
III:			
Doral:	\$356/sq. ft.	Miami-Dade:	\$698/sq. ft.



**Inventory for Sale**

Las Vistas at Doral III	3%
Doral	2%
Miami-Dade	3%

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

Las Vistas at Doral III	59 days
Doral	47 days
Miami-Dade	81 days