

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:	\$399,000
Valuated PPSF:	\$333

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

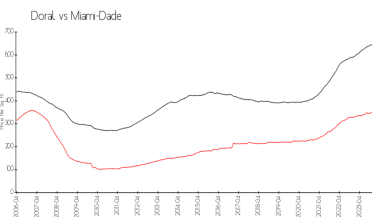
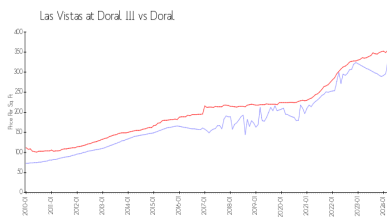
Building Association Information

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 III:	\$330/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$703/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	48 days
Miami-Dade	81 days