

Unit 6320 NW 114th Ave # 1205 - Courts at Doral Isles (1-16)

6320 NW 114th Ave # 1205 - 6340 NW 114 Ave, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number:	A11546380
Status:	Pending
Size:	1,271 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$425,000
List PPSF:	\$334
Valuated Price:	\$390,000
Valuated PPSF:	\$307

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:	368
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

Building Association Information

The Courts At Doral Isles
 6320 NW 114th Ave
 Doral, FL 33178
 Phone number (305) 718-4038

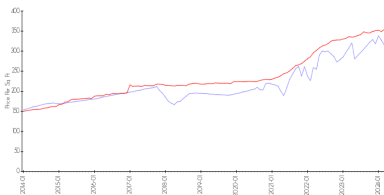
<https://www.ourdoralisles.com/Page/13>

Recent Sales

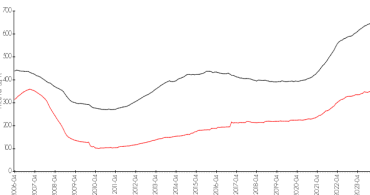
Unit #	Size	Closing Date	Sale Price	PPSF
506	1,115 sq ft	Apr 2024	\$418,000	\$375
826	1,378 sq ft	Mar 2024	\$395,000	\$287
402	1,115 sq ft	Mar 2024	\$378,000	\$339
1635	1,464 sq ft	Mar 2024	\$410,000	\$280
505	1,271 sq ft	Feb 2024	\$412,000	\$324
406	1,115 sq ft	Feb 2024	\$392,500	\$352

Market Information

Courts at Doral Isles (1-16) vs Doral



Doral vs Miami-Dade



Courts at Doral Isles (1-16): \$354/sq. ft.
 Doral: \$315/sq. ft.

Doral: \$354/sq. ft.
 Miami-Dade: \$703/sq. ft.



Inventory for Sale

Courts at Doral Isles (1-16)	1%
Doral	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Courts at Doral Isles (1-16)	47 days
Doral	48 days
Miami-Dade	81 days