

# Unit 11001 NW 83rd St # 203 - Promenade Shores at Doral 1x10

11001 NW 83rd St # 203 - 11201 NW 83 St, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11552224
Status:	Pending
Size:	1,429 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$420,000
List PPSF:	\$294
Valuated Price:	\$433,000
Valuated PPSF:	\$303

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:	240
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:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

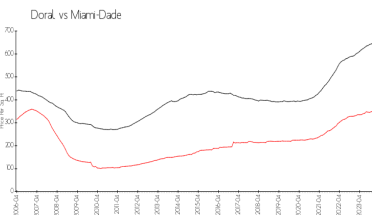
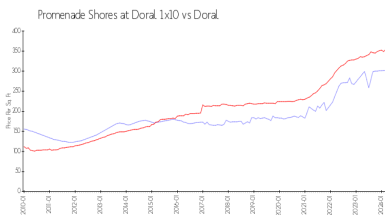
## Building Association Information

Promenade Shores @ Doral  
 Condominium Association, Inc.  
 12350 SW 132 Ct Ste 114  
 Miami

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,260 sq ft	Mar 2024	\$375,000	\$298
110	1,312 sq ft	Sep 2023	\$390,000	\$297
217	1,385 sq ft	Jul 2023	\$360,000	\$260
102	1,312 sq ft	Jun 2023	\$374,000	\$285
215	1,385 sq ft	Jun 2023	\$390,000	\$282
209	1,385 sq ft	Jun 2023	\$375,000	\$271

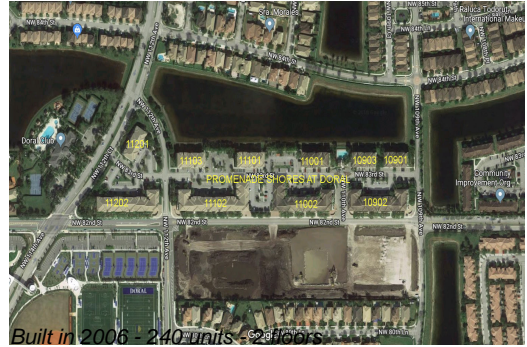
## Market Information



Promenade Shores at Doral 1x10:	\$302/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Promenade Shores at Doral 1x10 1%



Doral	2%
Miami-Dade	3%

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

Promenade Shores at Doral 1x10	38 days
Doral	48 days
Miami-Dade	81 days