

# Unit 5773 NW 116th Ave # 105 - Las Brisas at Doral

5773 NW 116th Ave # 105 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11552909  
 Status: Pending  
 Size: 1,420 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking

View:  
 List Price: \$479,000  
 List PPSF: \$337  
 Valuated Price: \$401,000  
 Valuated PPSF: \$282

*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: 341  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

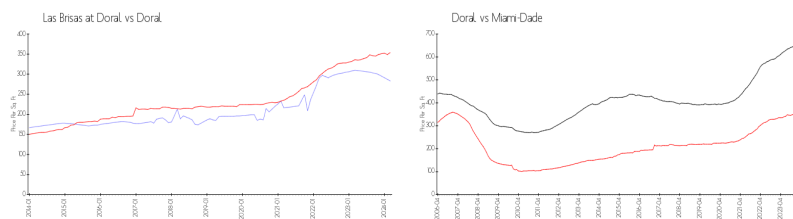
## Building Association Information

Las Brisas at Doral  
 Community Association  
 10544 NW 26th St  
 Ste E-04  
 Doral, FL 33172  
 (305) 514-0089

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,420 sq ft	Apr 2024	\$474,000	\$334
101	1,260 sq ft	Jan 2024	\$437,000	\$347
105	1,050 sq ft	Nov 2023	\$385,000	\$367
103	1,420 sq ft	Nov 2023	\$460,000	\$324
102	1,420 sq ft	Nov 2023	\$420,000	\$296

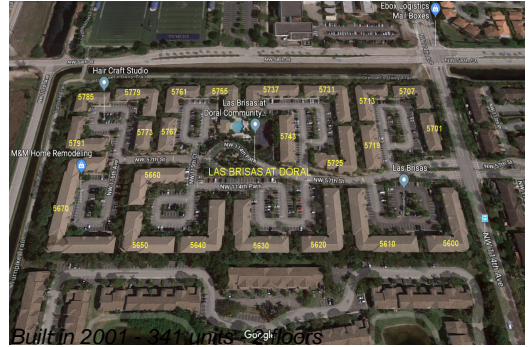
## Market Information



Las Brisas at Doral: \$283/sq. ft.  
 Doral: \$354/sq. ft.

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

## Inventory for Sale



Las Brisas at Doral	2%
Doral	2%
Miami-Dade	3%

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

Las Brisas at Doral	28 days
Doral	48 days
Miami-Dade	81 days