

# Unit 8501 NW 107th Ct # 3-37 - Leewards at Islands at Doral

8501 NW 107th Ct # 3-37 - 8231-8501 NW 107 Ct, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11553485
Status:	Pending
Size:	1,282 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$440,000
List PPSF:	\$343
Valuated Price:	\$434,000
Valuated PPSF:	\$339

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

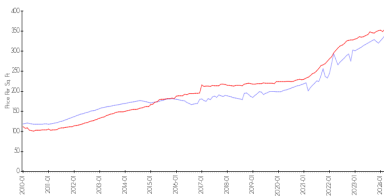
Number of units:	340
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Recent Sales

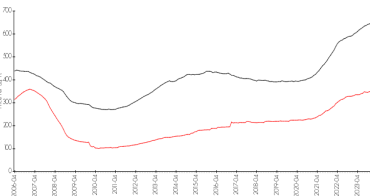
Unit #	Size	Closing Date	Sale Price	PPSF
1-28	1,507 sq ft	Apr 2024	\$560,000	\$372
11-35	1,507 sq ft	Mar 2024	\$540,000	\$358
2-17	1,462 sq ft	Mar 2024	\$525,000	\$359
6-9	1,507 sq ft	Jan 2024	\$515,000	\$342
3-30	1,282 sq ft	Dec 2023	\$410,000	\$320

## Market Information

Leewards at Islands at Doral, vs Doral



Doral, vs Miami-Dade



Leewards at Islands at Doral:	\$339/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Leewards at Islands at Doral	1%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Leewards at Islands at Doral	30 days
Doral	48 days
Miami-Dade	81 days

