

# Unit 714 - Midtown Doral 1

714 - 7661 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11554268  
 Status: Active  
 Size: 1,556 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$599,000  
 List PPSF: \$385  
 Valuated Price: \$604,000  
 Valuated PPSF: \$388

*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: 98  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

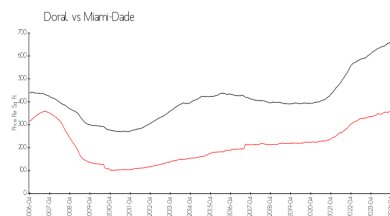
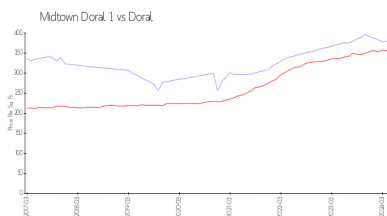
## Building Association Information

Midtown Doral Association  
 Address: 7661 NW 107th Ave, Bldg Lobby, Doral, FL 33178  
 Phone: +1 305-307-6731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
809	765 sq ft	Mar 2024	\$298,000	\$390
710	1,076 sq ft	Dec 2023	\$430,000	\$400
205	1,076 sq ft	Nov 2023	\$420,000	\$390
303	1,076 sq ft	Nov 2023	\$410,000	\$381
208	1,556 sq ft	Oct 2023	\$500,000	\$321

## Market Information



Midtown Doral 1: \$380/sq. ft.  
 Doral: \$356/sq. ft.

Doral: \$356/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Midtown Doral 1: 8%  
 Doral: 2%  
 Miami-Dade: 3%



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

Midtown Doral 1	54 days
Doral	47 days
Miami-Dade	81 days