

# Unit 10776 NW 83rd Ter # 2-19 - Leewards at Islands at Doral

10776 NW 83rd Ter # 2-19 - 8231-8501 NW 107 Ct, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11556357  
 Status: Active  
 Size: 1,462 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$363  
 Valuated Price: \$527,000  
 Valuated PPSF: \$360

*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

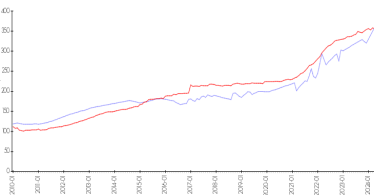
Number of units: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Recent Sales

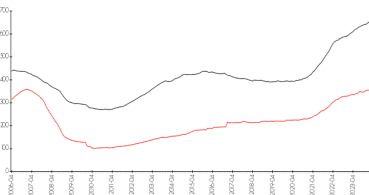
Unit #	Size	Closing Date	Sale Price	PPSF
1-28	1,507 sq ft	Apr 2024	\$560,000	\$372
11-35	1,507 sq ft	Mar 2024	\$540,000	\$358
2-17	1,462 sq ft	Mar 2024	\$525,000	\$359
6-9	1,507 sq ft	Jan 2024	\$515,000	\$342
3-30	1,282 sq ft	Dec 2023	\$410,000	\$320

## Market Information

Leewards at Islands at Doral vs Doral



Doral vs Miami-Dade



Leewards at Islands at Doral: \$360/sq. ft.  
 Doral: \$356/sq. ft.

Doral: \$356/sq. ft.  
 Miami-Dade: \$698/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: 47 days  
 Miami-Dade: 81 days

