

# Unit 6700 NW 114th Ave # 904 - Courts at Doral Isles (1-16)

6700 NW 114th Ave # 904 - 6340 NW 114 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11557326
Status:	Active
Size:	1,271 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Guest Parking
View:	
List Price:	\$430,000
List PPSF:	\$338
Valuated Price:	\$409,000
Valuated PPSF:	\$322

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:	368
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

## Building Association Information

The Courts At Doral Isles  
 6320 NW 114th Ave  
 Doral, FL 33178  
 Phone number (305) 718-4038

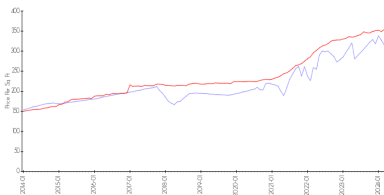
<https://www.ourdoralisles.com/Page/13>

## Recent Sales

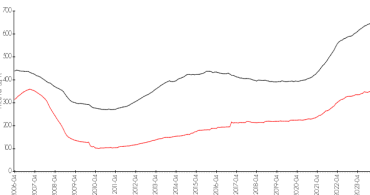
Unit #	Size	Closing Date	Sale Price	PPSF
506	1,115 sq ft	Apr 2024	\$418,000	\$375
826	1,378 sq ft	Mar 2024	\$395,000	\$287
402	1,115 sq ft	Mar 2024	\$378,000	\$339
1635	1,464 sq ft	Mar 2024	\$410,000	\$280
505	1,271 sq ft	Feb 2024	\$412,000	\$324
406	1,115 sq ft	Feb 2024	\$392,500	\$352

## Market Information

Courts at Doral Isles (1-16) vs Doral



Doral vs Miami-Dade



Courts at Doral Isles (1-16): \$315/sq. ft.  
 Doral: \$354/sq. ft.

Doral: \$354/sq. ft.  
 Miami-Dade: \$703/sq. ft.



### **Inventory for Sale**

Courts at Doral Isles (1-16)	1%
Doral	2%
Miami-Dade	3%

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

Courts at Doral Isles (1-16)	47 days
Doral	48 days
Miami-Dade	81 days