

# Unit 416 - Midtown Doral 2

416 - 7751 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11566650  
 Status: Active  
 Size: 1,339 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$590,000  
 List PPSF: \$441  
 Valuated Price: \$488,000  
 Valuated PPSF: \$364

*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: 153  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 3

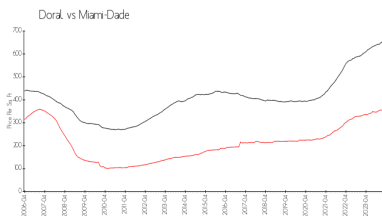
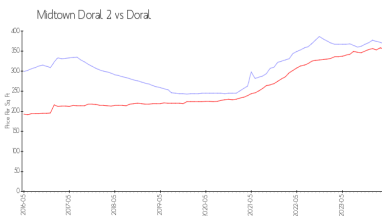
## Building Association Information

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
720	1,130 sq ft	Apr 2024	\$425,000	\$376
221	1,130 sq ft	Apr 2024	\$405,000	\$358
704	1,684 sq ft	Apr 2024	\$630,000	\$374
207	1,130 sq ft	Jan 2024	\$435,000	\$385
709	1,244 sq ft	Jan 2024	\$465,000	\$374
318	989 sq ft	Jan 2024	\$365,000	\$369

## Market Information

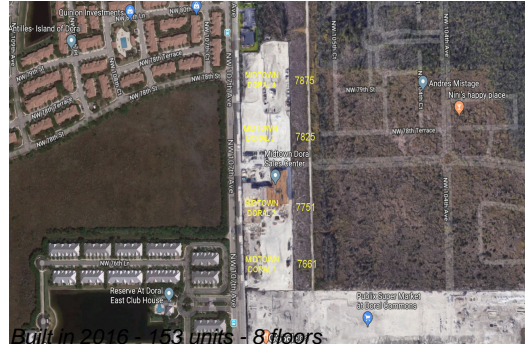


Midtown Doral 2: \$368/sq. ft.  
 Doral: \$356/sq. ft.

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

## Inventory for Sale

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



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

Midtown Doral 2	67 days
Doral	47 days
Miami-Dade	81 days