

Unit 8001 NW 41st St # F-309 - Urbana at the Residences III

8001 NW 41st St # F-309 - 8001 NW 41 St, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number:	A11569695
Status:	Active
Size:	1,124 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$507,999
List PPSF:	\$452
Valuated Price:	\$472,000
Valuated PPSF:	\$420

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:	226
Number of active listings for rent:	0
Number of active listings for sale:	36
Building inventory for sale:	15%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

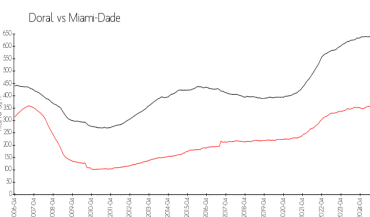
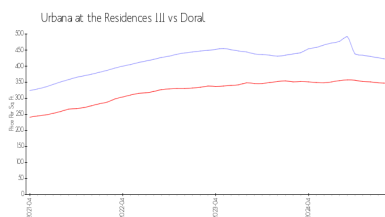
Urbana Midrise Condominium Residences
Address: 4745 NW 84th Ct,
Doral, FL 33166,

<https://websites.mmlive.net/urbananeighborhood>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E-304	1,124 sq ft	Oct 2024	\$495,000	\$440
E-309	1,124 sq ft	Sep 2024	\$520,000	\$463
A-102	738 sq ft	Sep 2024	\$380,600	\$516
C-206	1,334 sq ft	Aug 2024	\$565,000	\$424
A-301	1,124 sq ft	Aug 2024	\$510,000	\$454
E-303	738 sq ft	Aug 2024	\$380,000	\$515

Market Information



Urbana at the Residences III:	\$418/sq. ft.	Doral:	\$346/sq. ft.
Doral:	\$346/sq. ft.	Miami-Dade:	\$685/sq. ft.

Inventory for Sale

Urbana at the Residences III	16%
Doral	3%



Miami-Dade	5%
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Avg. Time to Close Over Last 12 Months

Urbana at the Residences III	48 days
Doral	69 days
Miami-Dade	94 days