

# Unit 4530 NW 79th Ave # 2A - Doral Gardens

4530 NW 79th Ave # 2A - 4110-4670 NW 79 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11577105  
 Status: Active  
 Size: 1,060 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$298,000  
 List PPSF: \$281  
 Valuated Price: \$303,000  
 Valuated PPSF: \$286

*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: 448  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

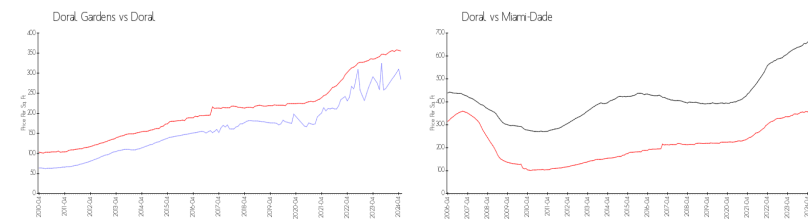
Doral Gardens  
 4920 NW 79th Ave  
 Doral, FL 33166  
 Phone: (305) 592-1408

<http://doralgardensii.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1E	1,060 sq ft	Jun 2024	\$323,000	\$305
1E	1,060 sq ft	May 2024	\$300,000	\$283
2E	1,060 sq ft	Apr 2024	\$330,000	\$311
2C	780 sq ft	Nov 2023	\$250,000	\$321
2G	780 sq ft	Oct 2023	\$250,000	\$321

## Market Information



Doral Gardens:	\$284/sq. ft.	Doral:	\$355/sq. ft.
Doral:	\$355/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Doral Gardens	2%
Doral	2%



Miami-Dade

3%

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

Doral Gardens

36 days

Doral

49 days

Miami-Dade

82 days