

# Unit 4154 NW 79th Ave # 1A - Doral Gardens

4154 NW 79th Ave # 1A - 4110-4670 NW 79 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11583573  
 Status: Active  
 Size: 1,060 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$339,500  
 List PPSF: \$320  
 Valuated Price: \$300,000  
 Valuated PPSF: \$283

*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

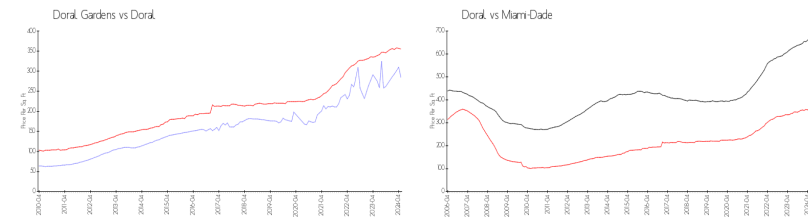
Doral Gardens  
 4920 NW 79th Ave  
 Doral, FL 33166  
 Phone: (305) 592-1408

<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