

Unit 11102 NW 83rd St # 221 - Promenade Shores at Doral 1x10

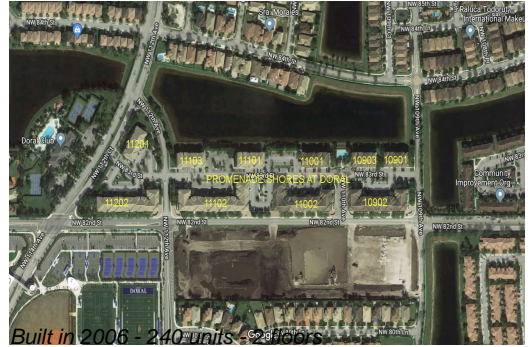
11102 NW 83rd St # 221 - 11201 NW 83 St, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number: A11590521
 Status: Pending
 Size: 1,385 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$395,000
 List PPSF: \$285
 Valuated Price: \$402,000
 Valuated PPSF: \$290

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: 240
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

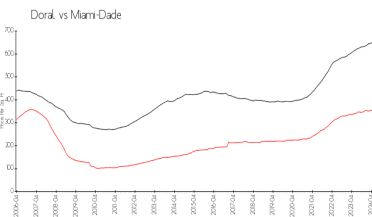
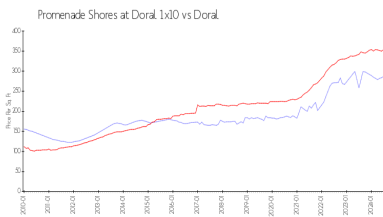
Building Association Information

Promenade Shores @ Doral
 Condominium Association, Inc.
 12350 SW 132 Ct Ste 114
 Miami

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,312 sq ft	Jun 2024	\$425,000	\$324
220	1,385 sq ft	May 2024	\$300,000	\$217
201	1,260 sq ft	May 2024	\$390,000	\$310
203	1,429 sq ft	Apr 2024	\$400,000	\$280
208	1,260 sq ft	Mar 2024	\$375,000	\$298

Market Information



Promenade Shores at Doral 1x10: \$290/sq. ft.
 Doral: \$358/sq. ft.
 Doral: \$358/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Promenade Shores at Doral 1x10 2%

Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Promenade Shores at Doral 1x10	20 days
Doral	54 days
Miami-Dade	84 days