

# 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: Closed  
 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: \$415,000  
 Valuated PPSF: \$300

*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: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

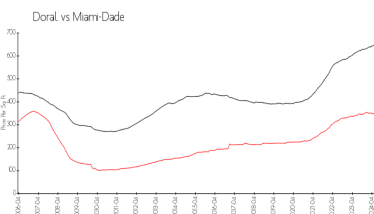
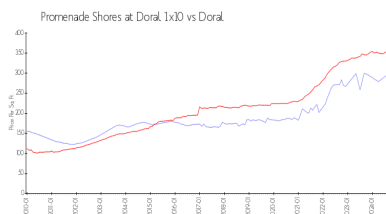
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
221	1,385 sq ft	Sep 2024	\$365,000	\$264
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

## Market Information

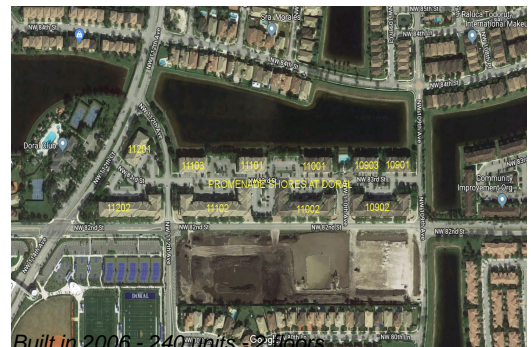


Promenade Shores at Doral 1x10: \$299/sq. ft.  
 Doral: \$356/sq. ft.

Doral: \$356/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Promenade Shores at Doral 1x10: 1%  
 Doral: 3%  
 Miami-Dade: 4%



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

Promenade Shores at Doral 1x10	36 days
Doral	57 days
Miami-Dade	85 days