

# Unit 6440 NW 114th Ave # 405 - Courts at Doral Isles (1-16)

6440 NW 114th Ave # 405 - 6340 NW 114 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11595510
Status:	Closed
Size:	1,271 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$440,000
List PPSF:	\$346
Valuated Price:	\$376,000
Valuated PPSF:	\$296

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:	368
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:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

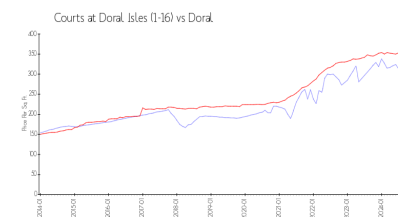
The Courts At Doral Isles  
6320 NW 114th Ave  
Doral, FL 33178  
Phone number (305) 718-4038

<https://www.ourdoralisles.com/Page/13>

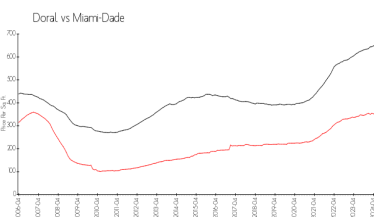
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,271 sq ft	Sep 2024	\$415,000	\$327
925	1,271 sq ft	Jun 2024	\$395,000	\$311
522	1,115 sq ft	Jun 2024	\$380,000	\$341
1205	1,271 sq ft	May 2024	\$420,000	\$330
506	1,115 sq ft	Apr 2024	\$418,000	\$375

## Market Information



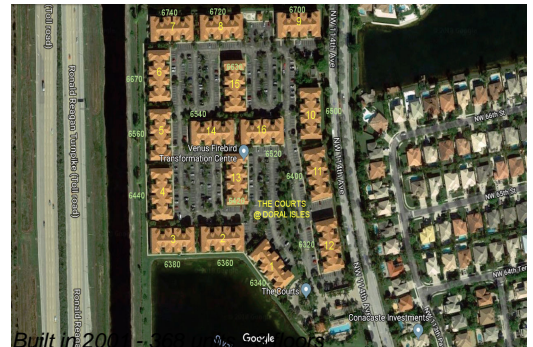
Courts at Doral Isles (1-16): \$304/sq. ft.  
Doral: \$358/sq. ft.



Doral: \$358/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Courts at Doral Isles (1-16)	1%
Doral	2%



Miami-Dade	4%
------------	----

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

Courts at Doral Isles (1-16)	55 days
Doral	53 days
Miami-Dade	85 days