

Unit 5640 NW 115th Ct # 206 - Las Brisas at Doral

5640 NW 115th Ct # 206 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number:	A11598032
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$380,000
List PPSF:	\$330
Valuated Price:	\$325,000
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:	341
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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

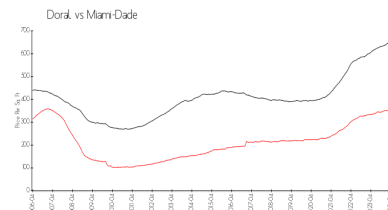
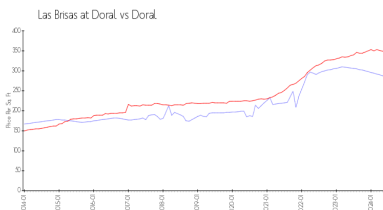
Building Association Information

Las Brisas at Doral
 Community Association
 10544 NW 26th St
 Ste E-04
 Doral, FL 33172
 (305) 514-0089

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,680 sq ft	Jul 2024	\$460,000	\$274
107	1,600 sq ft	Jun 2024	\$447,500	\$280
105	1,420 sq ft	May 2024	\$440,000	\$310
204	1,150 sq ft	Apr 2024	\$365,000	\$317
101	1,420 sq ft	Apr 2024	\$474,000	\$334

Market Information

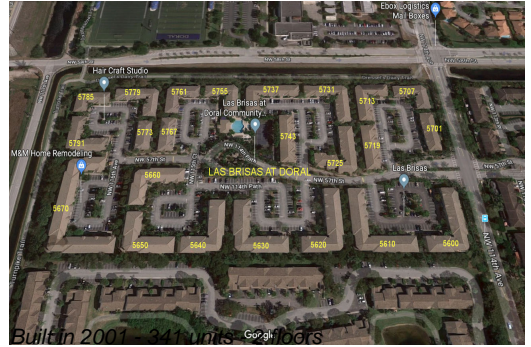


Las Brisas at Doral: \$281/sq. ft.
 Doral: \$349/sq. ft.

Doral: \$349/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Las Brisas at Doral 1%



Doral	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Las Brisas at Doral	45 days
Doral	50 days
Miami-Dade	83 days