

# Unit 11403 NW 89th St # 203 - St Moritz at Doral (11401-11403-11501-11503-11603&11605)

11403 NW 89th St # 203 - 11605 NW 89 St, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11599233
Status:	Active
Size:	1,256 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$440,000
List PPSF:	\$350
Valuated Price:	\$420,000
Valuated PPSF:	\$334

*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.*

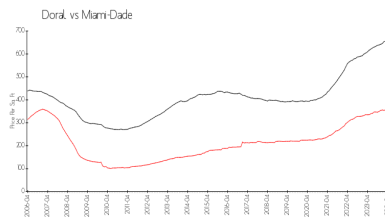
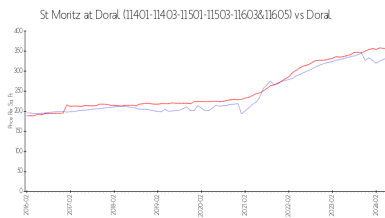
## Building Information

Number of units:	207
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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,256 sq ft	Apr 2024	\$405,000	\$322
205	1,256 sq ft	Apr 2024	\$420,000	\$334
203	1,256 sq ft	Feb 2024	\$410,000	\$326
109	1,308 sq ft	Feb 2024	\$410,000	\$313
207	1,256 sq ft	Dec 2023	\$420,000	\$334

## Market Information



St Moritz at Doral (11 \$334/sq. ft.  
401-11403-11501-11  
503-11603&11605):  
Doral: \$355/sq. ft.

Doral: \$355/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

St Moritz at Doral (11401-11403-11501-11 503-11603&11605)	1%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



St Moritz at Doral (11401-11403-11501-11 32 days  
503-11603&11605)

Doral 49 days

Miami-Dade 82 days