

# Unit 1604 - 5300 Paseo

1604 - 5300 Paseo Blvd, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11600814  
 Status: Active  
 Size: 1,063 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station, Guest Parking, Valet Parking  
 View:  
 List Price: \$785,000  
 List PPSF: \$738  
 Valuated Price: \$597,000  
 Valuated PPSF: \$562

*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.*

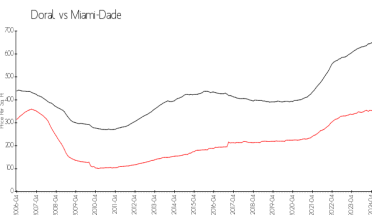
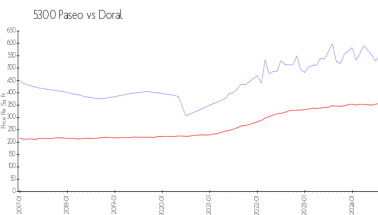
## Building Information

Number of units: 219  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 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
603	961 sq ft	Sep 2024	\$490,000	\$510
1612	761 sq ft	Jul 2024	\$410,000	\$539
1914	988 sq ft	May 2024	\$475,000	\$481
609	1,030 sq ft	Apr 2024	\$520,000	\$505
1708	778 sq ft	Feb 2024	\$425,000	\$546

## Market Information



5300 Paseo:	\$553/sq. ft.	Doral:	\$358/sq. ft.
Doral:	\$358/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

5300 Paseo: 7%  
 Doral: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

5300 Paseo: 66 days  
 Doral: 54 days  
 Miami-Dade: 84 days

