

Unit 8245 NW 108th Ave # 3-15 - Leewards at Islands at Doral

8245 NW 108th Ave # 3-15 - 8231-8501 NW 107 Ct, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number:	A11603400
Status:	Active
Size:	1,282 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$430,000
List PPSF:	\$335
Valuated Price:	\$396,000
Valuated PPSF:	\$309

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.

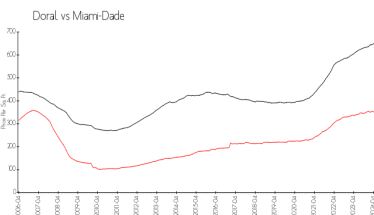
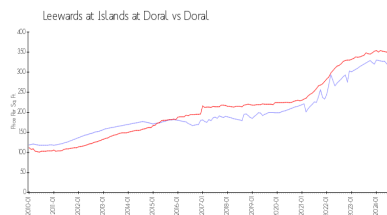
Building Information

Number of units:	340
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-21	1,282 sq ft	May 2024	\$420,000	\$328
3-37	1,282 sq ft	May 2024	\$438,000	\$342
6-22	1,589 sq ft	May 2024	\$495,000	\$312
10-14	1,282 sq ft	Apr 2024	\$390,000	\$304
1-28	1,507 sq ft	Apr 2024	\$560,000	\$372

Market Information



Leewards at Islands at Doral: \$309/sq. ft.
Doral: \$358/sq. ft.

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

Inventory for Sale

Leewards at Islands at Doral	2%
Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Leewards at Islands at Doral	33 days
Doral	53 days
Miami-Dade	85 days

