

# Unit 4725 NW 85th Ave # 44 - Urbana at tthe Residences

4725 NW 85th Ave # 44 - 4740-4745 NW 84 Ct, Doral, FL, Miami-Dade 33166

## Unit Information

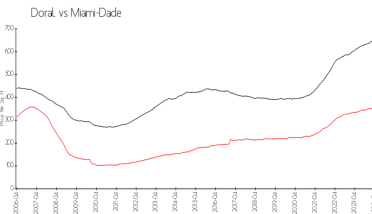
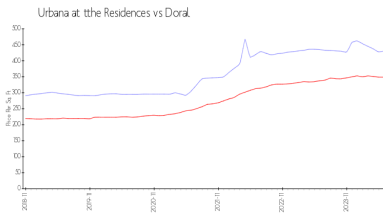
MLS Number: A11605911  
 Status: Active  
 Size: 1,129 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View:  
 Rental Price: \$3,400  
 List PPSF: \$3  
 Valuated Price: \$494,000  
 Valuated PPSF: \$438

*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: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Market Information



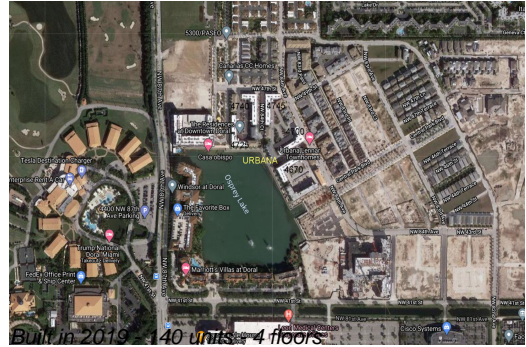
Urbana at tthe Residences:	\$431/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Urbana at tthe Residences: 3%  
 Doral: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Urbana at tthe Residences: 79 days  
 Doral: 50 days  
 Miami-Dade: 83 days



Built in 2019 - 140 units - 4 floors.