

# Unit 712 - Midtown Doral 4

712 - 7875 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11609821  
 Status: Active  
 Size: 668 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$330,000  
 List PPSF: \$494  
 Valuated Price: \$279,000  
 Valuated PPSF: \$418

*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: 133  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

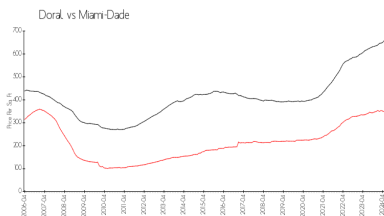
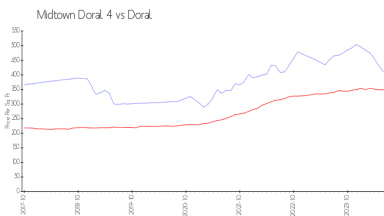
## Building Association Information

Midtown Doral Association  
 Address: 7661 NW 107th Ave, Bldg Lobby, Doral, FL 33178  
 Phone: +1 305-307-6731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319	726 sq ft	Jun 2024	\$290,000	\$399
413	1,049 sq ft	May 2024	\$400,000	\$381
203	1,049 sq ft	May 2024	\$400,000	\$381
612	668 sq ft	Mar 2024	\$320,000	\$479
210	1,066 sq ft	Dec 2023	\$400,000	\$375
616	668 sq ft	Dec 2023	\$340,000	\$509

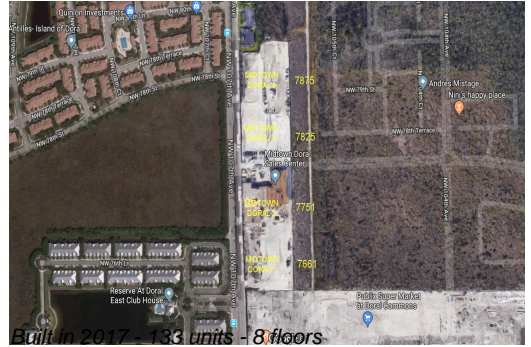
## Market Information



Midtown Doral 4: \$409/sq. ft.  
 Doral: \$349/sq. ft.  
 Doral: \$349/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Midtown Doral 4: 5%  
 Doral: 2%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Midtown Doral 4	69 days
Doral	50 days
Miami-Dade	83 days