

# Unit 601 - 5252 Paseo

601 - 5252 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11610521  
 Status: Active  
 Size: 1,067 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Deeded Parking  
 View:  
 List Price: \$520,000  
 List PPSF: \$487  
 Valuated Price: \$504,000  
 Valuated PPSF: \$472

*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.*

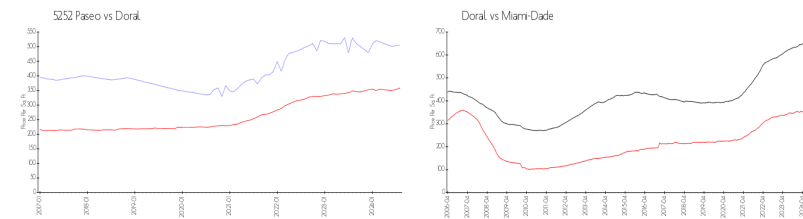
## Building Information

Number of units: 203  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	1,097 sq ft	Sep 2024	\$500,000	\$456
2105	1,068 sq ft	Jul 2024	\$539,000	\$505
311	1,097 sq ft	Jun 2024	\$564,000	\$514
2005	1,068 sq ft	Jun 2024	\$550,000	\$515
1402	1,328 sq ft	May 2024	\$655,000	\$493
907	688 sq ft	May 2024	\$405,000	\$589

## Market Information



5252 Paseo: \$505/sq. ft.  
 Doral: \$358/sq. ft.  
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 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

5252 Paseo: 7%  
 Doral: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

5252 Paseo: 79 days  
 Doral: 55 days  
 Miami-Dade: 85 days

