

Unit 11603 NW 89th St # 207 - St Moritz at Doral (11401-11403-11501-11503-11603&11605)

11603 NW 89th St # 207 - 11605 NW 89 St, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number: A11617042
 Status: Active
 Size: 1,121 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking, Guest Parking

View:
 List Price: \$420,000
 List PPSF: \$375
 Valuated Price: \$375,000
 Valuated PPSF: \$335

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.



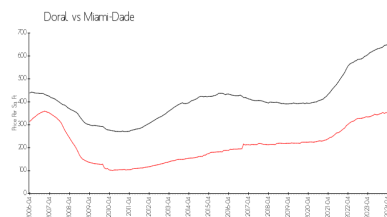
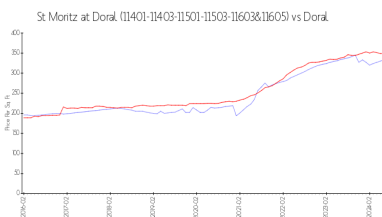
Building Information

Number of units: 207
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,256 sq ft	Apr 2024	\$405,000	\$322
205	1,256 sq ft	Apr 2024	\$420,000	\$334
203	1,256 sq ft	Feb 2024	\$410,000	\$326
109	1,308 sq ft	Feb 2024	\$410,000	\$313
207	1,256 sq ft	Dec 2023	\$420,000	\$334

Market Information



St Moritz at Doral (11 \$334/sq. ft.
 401-11403-11501-11
 503-11603&11605):
 Doral: \$349/sq. ft.

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

Inventory for Sale

St Moritz at Doral (11401-11403-11501-11 2%
 503-11603&11605)
 Doral 2%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

St Moritz at Doral (11401-11403-11501-11 32 days
503-11603&11605)

Doral 50 days

Miami-Dade 83 days