

# Unit 4651 NW 97th PI # 162 - Greens at Doral (The)

4651 NW 97th PI # 162 - 4609-4892 NW 92 Ct, Doral, FL, Miami-Dade 33178

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11619817    |
| Status:         | Active       |
| Size:           | 1,349 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$438,500    |
| List PPSF:      | \$325        |
| Valuated Price: | \$440,000    |
| Valuated PPSF:  | \$326        |

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:                         | 440 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

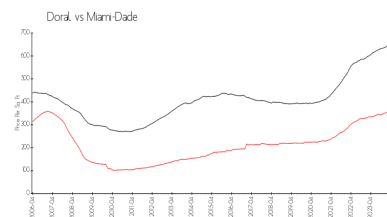
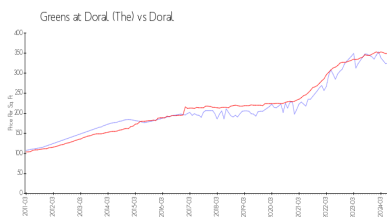
The Greens At Doral  
 Address: 4630 NW 97th Ct,  
 Doral, FL 33178,  
 Phone Number: 305-883-5681 x 112  
 Email Address: management@thegreensatdoral.com

<http://www.renovationspm.com/thegreensatdoral/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 207    | 1,128 sq ft | Jul 2024     | \$300,000  | \$266 |
| 101    | 907 sq ft   | Jun 2024     | \$327,000  | \$361 |
| 224    | 1,128 sq ft | May 2024     | \$372,500  | \$330 |
| 78     | 1,105 sq ft | May 2024     | \$380,000  | \$344 |
| 382    | 1,105 sq ft | May 2024     | \$332,880  | \$301 |

## Market Information



|                        |               |             |               |
|------------------------|---------------|-------------|---------------|
| Greens at Doral (The): | \$325/sq. ft. | Doral:      | \$349/sq. ft. |
| Doral:                 | \$349/sq. ft. | Miami-Dade: | \$704/sq. ft. |



### **Inventory for Sale**

|                       |    |
|-----------------------|----|
| Greens at Doral (The) | 2% |
| Doral                 | 2% |
| Miami-Dade            | 3% |

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

|                       |         |
|-----------------------|---------|
| Greens at Doral (The) | 55 days |
| Doral                 | 50 days |
| Miami-Dade            | 83 days |