

# Unit 4560 NW 107th Ave # 104-12 - Enclave at Doral

4560 NW 107th Ave # 104-12 - 4320 NW 107 Av, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11624573  
 Status: Active Under Contract  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$399,950  
 List PPSF: \$417  
 Valuated Price: \$383,000  
 Valuated PPSF: \$399

*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: 258  
 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: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

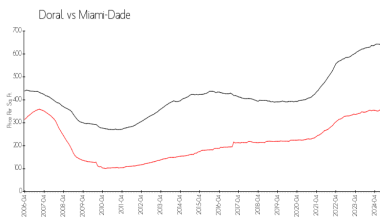
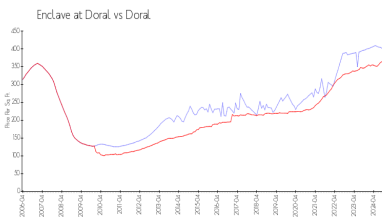
## Building Association Information

Enclave At Doral Master Association  
 4300 NW 107th Ave  
 Doral, FL 33178  
 (305) 477-7870

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308-7	994 sq ft	Jun 2024	\$390,000	\$392
206	818 sq ft	May 2024	\$338,000	\$413
208-9	1,177 sq ft	Feb 2024	\$435,000	\$370
104-8	818 sq ft	Feb 2024	\$345,000	\$422

## Market Information



Enclave at Doral:	\$399/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Enclave at Doral: 2%  
 Doral: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Enclave at Doral  
Doral  
Miami-Dade

23 days  
64 days  
89 days