

Unit 8323 Lake Dr # 406 - Las Vistas at Doral III

8323 Lake Dr # 406 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number: A11633076
 Status: Active
 Size: 1,197 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$325,000
 List PPSF: \$272
 Valuated Price: \$341,000
 Valuated PPSF: \$285

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: 446
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

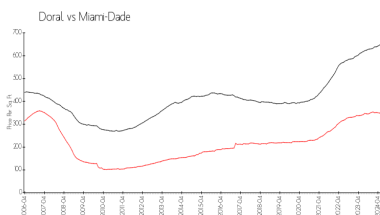
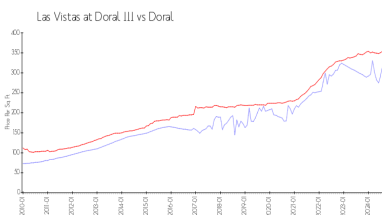
Building Association Information

Las Vistas At Doral Condominium
 8290 Lake Dr,
 Doral, FL 33166
 (305) 591-2972
 Las Vistas At Doral
 Address: 8323 Lake Dr,
 Doral, FL 33166,
 Phone: +1 305-513-3396

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	810 sq ft	Nov 2024	\$265,000	\$327
102	810 sq ft	Aug 2024	\$252,500	\$312
206	1,197 sq ft	Jul 2024	\$312,500	\$261
206	1,197 sq ft	May 2024	\$335,000	\$280
503	810 sq ft	May 2024	\$275,500	\$340

Market Information



Las Vistas at Doral III:	\$282/sq. ft.	Doral:	\$356/sq. ft.
Doral:	\$356/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Las Vistas at Doral III 3%



Doral	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Las Vistas at Doral III	84 days
Doral	60 days
Miami-Dade	87 days