

Unit 8235 Lake Dr # 404 - Las Vistas at Doral III

8235 Lake Dr # 404 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number: A11647595
 Status: Pending
 Size: 810 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Detached, Other Parking
 View:
 List Price: \$265,000
 List PPSF: \$327
 Valuated Price: \$243,000
 Valuated PPSF: \$300

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: 12
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

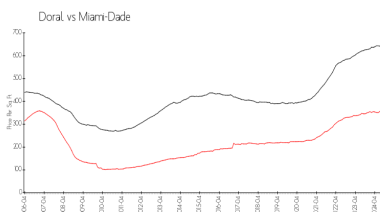
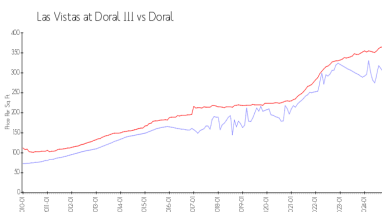
Building Association Information

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
101	810 sq ft	Jan 2025	\$255,000	\$315
205	810 sq ft	Dec 2024	\$255,000	\$315
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

Market Information



Las Vistas at Doral III: \$297/sq. ft.
 Doral: \$354/sq. ft.
 Doral: \$354/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Las Vistas at Doral III 3%



Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Las Vistas at Doral III	79 days
Doral	64 days
Miami-Dade	89 days