

# Unit 4700 NW 84th Ave # 44 - Urbana at the Residences

4700 NW 84th Ave # 44 - 4740-4745 NW 84 Ct, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11647885  
 Status: Active  
 Size: 1,129 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$560,000  
 List PPSF: \$496  
 Valuated Price: \$486,000  
 Valuated PPSF: \$430

*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.*

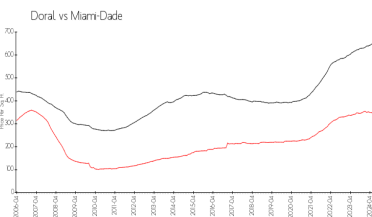
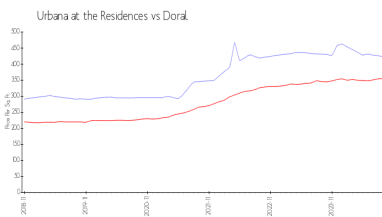
## Building Information

Number of units: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 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
22	1,431 sq ft	Aug 2024	\$590,000	\$412
14	1,509 sq ft	Jun 2024	\$620,000	\$411
48	1,129 sq ft	Jun 2024	\$510,000	\$452
20	1,431 sq ft	May 2024	\$610,000	\$426
37	1,129 sq ft	Jan 2024	\$525,000	\$465

## Market Information



Urbana at the Residences:	\$423/sq. ft.	Doral:	\$356/sq. ft.
Doral:	\$356/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Urbana at the Residences 6%  
 Doral 3%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Urbana at the Residences 84 days  
 Doral 60 days  
 Miami-Dade 86 days

