

# 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.*

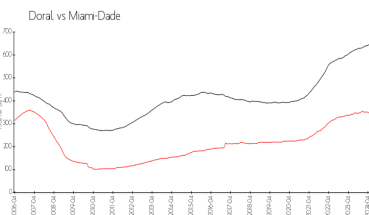
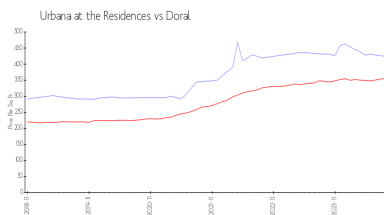
## Building Information

Number of units: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 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: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
47	1,129 sq ft	Nov 2024	\$495,000	\$438
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

## Market Information



Urbana at the Residences: \$423/sq. ft.  
 Doral: \$356/sq. ft.

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 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: 56 days  
 Doral: 59 days  
 Miami-Dade: 87 days

