

Unit 8245 Lake Dr # 305 - Las Vistas at Doral III

8245 Lake Dr # 305 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number:	A11649454
Status:	Pending
Size:	810 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$265,000
List PPSF:	\$327
Valuated Price:	\$241,000
Valuated PPSF:	\$298

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

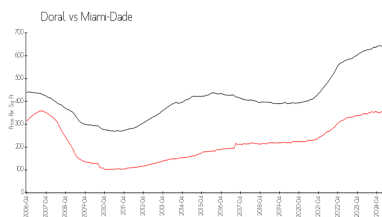
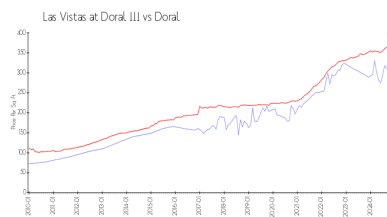
Building Association Information

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