

Unit 425 W Park Dr # 12-2 - Indian Summer Village II

425 W Park Dr # 12-2 - 415 W Park Dr, Doral, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11652145
Status:	Active
Size:	1,520 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$435,000
List PPSF:	\$286
Valuated Price:	\$410,000
Valuated PPSF:	\$270

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:	146
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

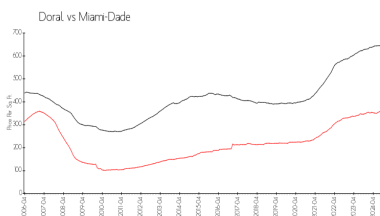
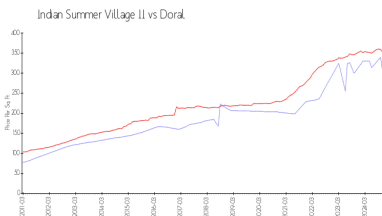
Building Association Information

Indian Summer Village II
 Condo Association Inc
 415 West Park Drive
 Miami, FL 33172
 Phone: (305) 496-0182

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7	1,402 sq ft	Nov 2024	\$395,000	\$282
106	1,083 sq ft	Oct 2024	\$365,000	\$337
206-5	1,130 sq ft	Jun 2024	\$356,450	\$315
104	1,083 sq ft	May 2024	\$355,000	\$328
103	1,083 sq ft	Feb 2024	\$355,000	\$328

Market Information



Indian Summer Village II:	\$269/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Indian Summer Village II	1%
Doral	3%
Miami-Dade	5%



Avg. Time to Close Over Last 12 Months

Indian Summer Village II	14 days
Doral	66 days
Miami-Dade	91 days