

# Unit 1013 - 5350 Park

1013 - 5350 NW 84 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11653610  
 Status: Active  
 Size: 1,379 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$760,000  
 List PPSF: \$551  
 Valuated Price: \$779,000  
 Valuated PPSF: \$565

*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.*

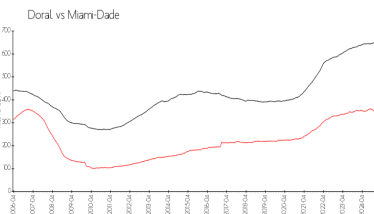
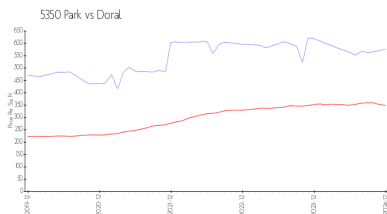
## Building Information

Number of units: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1204   | 1,016 sq ft | Jan 2025     | \$585,000  | \$576 |
| 1009   | 1,040 sq ft | Dec 2024     | \$590,000  | \$567 |
| 309    | 1,040 sq ft | Sep 2024     | \$595,000  | \$572 |
| 610    | 423 sq ft   | Sep 2024     | \$372,000  | \$879 |
| 2010   | 1,099 sq ft | Sep 2024     | \$625,000  | \$569 |

## Market Information



|            |               |             |               |
|------------|---------------|-------------|---------------|
| 5350 Park: | \$575/sq. ft. | Doral:      | \$349/sq. ft. |
| Doral:     | \$349/sq. ft. | Miami-Dade: | \$688/sq. ft. |

## Inventory for Sale

5350 Park: 10%  
 Doral: 3%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

5350 Park: 89 days  
 Doral: 66 days  
 Miami-Dade: 90 days

