

# Unit 5600 NW 114th Pl # 105 - Las Brisas at Doral

5600 NW 114th Pl # 105 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11655047  
 Status: Active  
 Size: 1,620 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available,Assigned Parking,Open Space Parking

View:  
 List Price: \$480,000  
 List PPSF: \$296  
 Valuated Price: \$464,000  
 Valuated PPSF: \$286

*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: 341  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

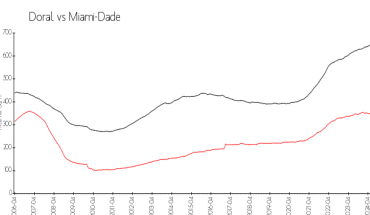
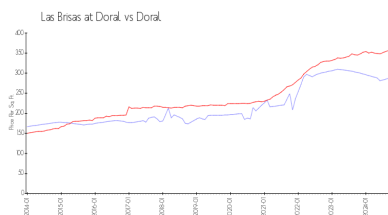
## Building Association Information

Las Brisas at Doral  
 Community Association  
 10544 NW 26th St  
 Ste E-04  
 Doral, FL 33172  
 (305) 514-0089

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,680 sq ft	Jul 2024	\$460,000	\$274
107	1,600 sq ft	Jun 2024	\$447,500	\$280
105	1,420 sq ft	May 2024	\$440,000	\$310
204	1,150 sq ft	Apr 2024	\$365,000	\$317
101	1,420 sq ft	Apr 2024	\$474,000	\$334

## Market Information

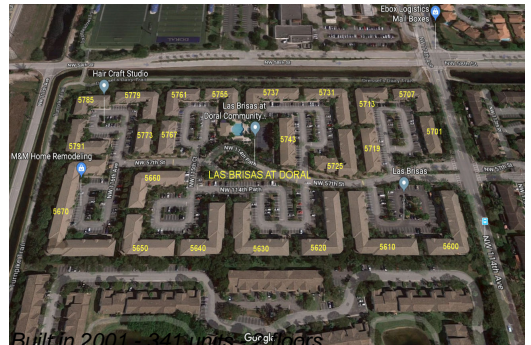


Las Brisas at Doral: \$287/sq. ft.  
 Doral: \$356/sq. ft.

Doral: \$356/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Las Brisas at Doral: 3%  
 Doral: 3%  
 Miami-Dade: 4%



### **Avg. Time to Close Over Last 12 Months**

Las Brisas at Doral	64 days
Doral	60 days
Miami-Dade	87 days