

# Unit 304 - Midtown Doral 1

304 - 7661 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11659350  
 Status: Active  
 Size: 833 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$340,000  
 List PPSF: \$408  
 Valuated Price: \$298,000  
 Valuated PPSF: \$358

*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: 98  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

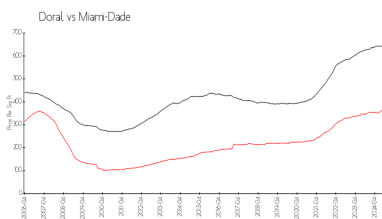
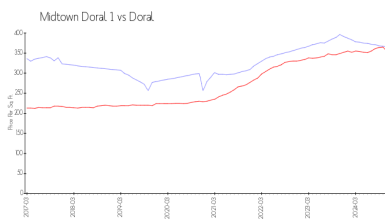
## Building Association Information

Midtown Doral Association  
 Address: 7661 NW 107th Ave, Bldg Lobby, Doral, FL 33178  
 Phone: +1 305-307-6731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,076 sq ft	Dec 2024	\$408,000	\$379
809	765 sq ft	Mar 2024	\$298,000	\$390

## Market Information



Midtown Doral 1:	\$365/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Midtown Doral 1: 6%  
 Doral: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Midtown Doral 1: 75 days  
 Doral: 62 days  
 Miami-Dade: 88 days

