

# Unit 4310 NW 79th Ave # 2B - Doral Gardens

4310 NW 79th Ave # 2B - 4110-4670 NW 79 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11666261  
 Status: Active  
 Size: 1,060 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$369,000  
 List PPSF: \$348  
 Valuated Price: \$301,000  
 Valuated PPSF: \$284

*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: 448  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

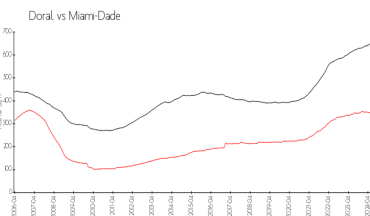
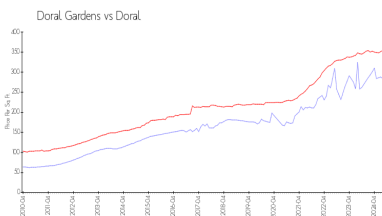
Doral Gardens  
 4920 NW 79th Ave  
 Doral, FL 33166  
 Phone: (305) 592-1408

<http://doralgardensii.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1H	1,060 sq ft	Aug 2024	\$300,000	\$283
1E	1,060 sq ft	Jun 2024	\$323,000	\$305
1E	1,060 sq ft	May 2024	\$300,000	\$283
2E	1,060 sq ft	Apr 2024	\$330,000	\$311

## Market Information



Doral Gardens: \$282/sq. ft.  
 Doral: \$356/sq. ft.  
 Doral: \$356/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Doral Gardens: 1%  
 Doral: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Doral Gardens  
Doral  
Miami-Dade

77 days  
60 days  
86 days