

# Unit 5610 NW 114th Pl # 103 - Las Brisas at Doral

5610 NW 114th Pl # 103 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11670276  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Detached  
 View:  
 List Price: \$375,000  
 List PPSF: \$357  
 Valuated Price: \$296,000  
 Valuated PPSF: \$282

*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: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

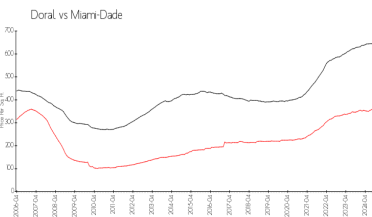
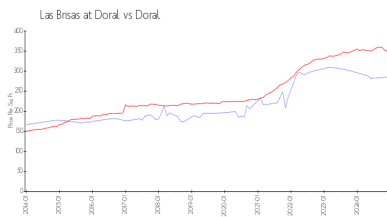
## Building Association Information

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
105	1,620 sq ft	Dec 2024	\$460,000	\$284
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

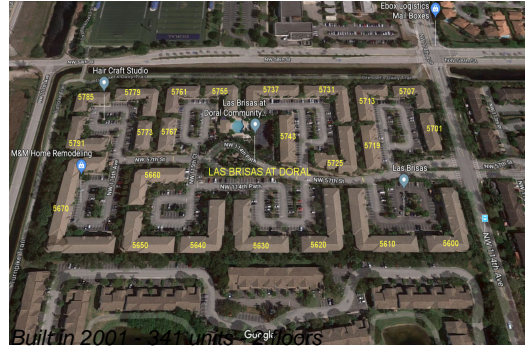


Las Brisas at Doral: \$283/sq. ft.  
 Doral: \$349/sq. ft.

Doral: \$349/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Las Brisas at Doral: 3%  
 Doral: 3%  
 Miami-Dade: 5%



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

Las Brisas at Doral	65 days
Doral	65 days
Miami-Dade	90 days