

# Unit 417 - Midtown Doral 3

417 - 7825 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11680012  
 Status: Active  
 Size: 989 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$380,000  
 List PPSF: \$384  
 Valuated Price: \$362,000  
 Valuated PPSF: \$366

*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: 153  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 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: 0

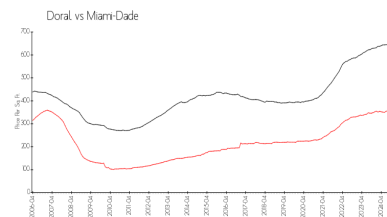
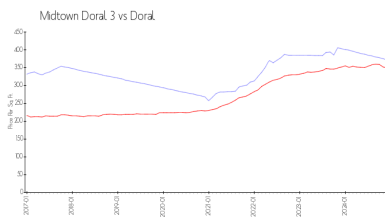
## Building Association Information

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
608	1,244 sq ft	Sep 2024	\$470,000	\$378
314	1,244 sq ft	Jul 2024	\$450,000	\$362
317	989 sq ft	Jun 2024	\$355,000	\$359
621	1,130 sq ft	Jun 2024	\$415,000	\$367
508	1,244 sq ft	May 2024	\$410,000	\$330
221	1,130 sq ft	May 2024	\$410,000	\$363

## Market Information



Midtown Doral 3: \$370/sq. ft.  
 Doral: \$349/sq. ft.

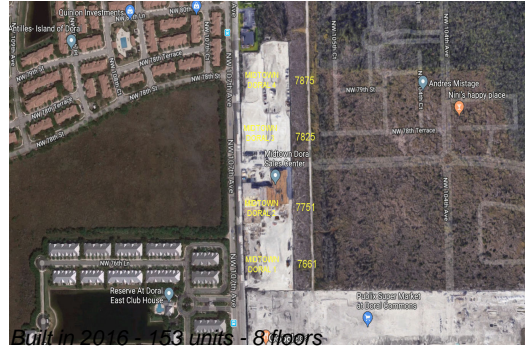
Doral: \$349/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Midtown Doral 3: 4%  
 Doral: 3%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Midtown Doral 3: 77 days



Doral  
Miami-Dade

65 days  
90 days