

# Unit 4670 NW 84th Ave # 33 - Urbana at the Residences

4670 NW 84th Ave # 33 - 4740-4745 NW 84 Ct, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11681197  
 Status: Active  
 Size: 1,129 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking, Other Parking

View:  
 List Price: \$500,000  
 List PPSF: \$443  
 Valuated Price: \$483,000  
 Valuated PPSF: \$428

*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.*

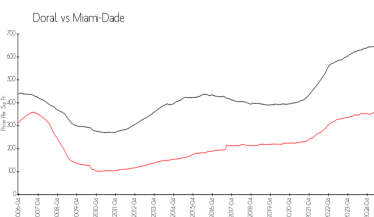
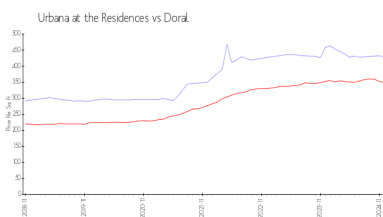
## Building Information

Number of units: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
47	1,129 sq ft	Nov 2024	\$495,000	\$438
14	1,509 sq ft	Sep 2024	\$639,000	\$423
22	1,431 sq ft	Aug 2024	\$590,000	\$412
14	1,509 sq ft	Jun 2024	\$620,000	\$411
48	1,129 sq ft	Jun 2024	\$510,000	\$452

## Market Information



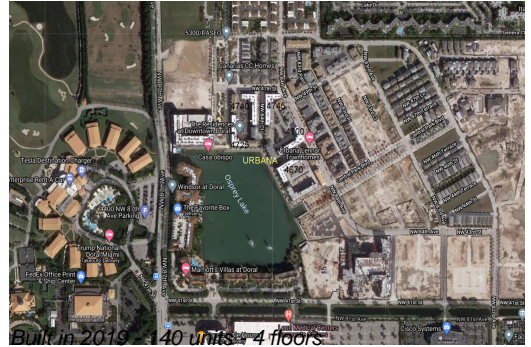
Urbana at the Residences:	\$425/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Urbana at the Residences: 4%  
 Doral: 3%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Urbana at the Residences: 65 days  
 Doral: 66 days  
 Miami-Dade: 90 days



Built in 2019 - 140 units - 4 floors