

Unit 705 - Midtown Doral 2

705 - 7751 NW 107 Ave, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number: A11682747
 Status: Pending
 Size: 1,684 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$670,000
 List PPSF: \$398
 Valuated Price: \$644,000
 Valuated PPSF: \$382

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: 11
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 4

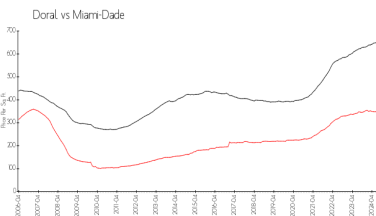
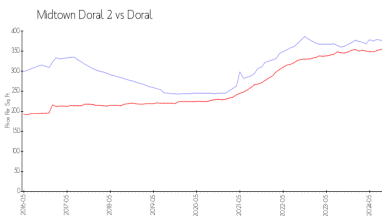
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 605 | 1,684 sq ft | Nov 2024 | \$600,000 | \$356 |
| 408 | 1,244 sq ft | Nov 2024 | \$450,000 | \$362 |
| 714 | 1,244 sq ft | Oct 2024 | \$492,000 | \$395 |
| 712 | 1,130 sq ft | Oct 2024 | \$450,000 | \$398 |
| 706 | 1,244 sq ft | Aug 2024 | \$455,000 | \$366 |

Market Information



| | | | |
|------------------|---------------|-------------|---------------|
| Midtown Doral 2: | \$375/sq. ft. | Doral: | \$356/sq. ft. |
| Doral: | \$356/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Midtown Doral 2: 7%
 Doral: 3%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Midtown Doral 2: 72 days
 Doral: 60 days

